

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2009

## Streamlined Annual Plan for Fiscal Year 2005

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Wilkes-Barre Housing Authority      **PHA Number:** PA047

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2005

**PHA Programs Administered:**

- Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units: 888     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units: 671

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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 and attachments (if any) 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)

## Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2006 - 2009

[24 CFR Part 903.12]

### A. Mission

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

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

The PHA's mission is: (state mission here)

“It is the mission of the Wilkes-Barre Housing Authority to provide affordable housing to the City's low income families and elderly population and to insure the proper maintenance of such housing. The Authority will also work to improve the quality of life of our tenant population by maintaining a close relationship with community agencies that provide services to the low-income 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)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

- Renovate or modernize public housing units:
- 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)

**Convert efficiency units to one-bedroom units.**

**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)**

## Streamlined Annual PHA Plan PHA Fiscal Year 2005 [24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Needs	8
<input checked="" type="checkbox"/>	2. Financial Resources	13
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	13
<input checked="" type="checkbox"/>	4. Rent Determination Policies	22
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	25
<input checked="" type="checkbox"/>	6. Demolition and Disposition	27
<input checked="" type="checkbox"/>	7. Homeownership	27
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	28
<input checked="" type="checkbox"/>	9. Additional Information	
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	iv. (Reserved)	
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<input type="checkbox"/>	12. FY 20__ Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	
<input type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan <b>SEPARATE ATTACHMENTS</b>	
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

**Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

## **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

At the present time, the Authority administers 888 conventional public housing units and 674 vouchers.

Of the 888 conventional housing units under management, 602 (68%) are for the elderly. In addition, 100 of the Section 8 tenants are elderly and/or disabled. Few tenant families have incomes over 50% of median. Furthermore, 49 percent of families and 5 percent of individuals in elderly high-rises report income from employment. The overwhelming majority of our tenants rely on a fixed source of income, such as social security, SSI, welfare, pensions, etc., for subsistence. Therefore, we recognize that our tenant population consists of families that have significant needs and a review of our waiting lists indicates that this profile will likely remain the same in the immediate future.

With this constituency in mind, the Wilkes-Barre Housing Authority has developed this plan and set its goals accordingly. The Authority has convened a resident advisory board to review current programs and practices and to provide recommendations on the general administration of the Authority's programs. The Authority met with the advisory board to review the requirements of the QHWRA of 1998 and the components of the Five-Year Comprehensive Plan.

The Wilkes-Barre Housing Authority is committed to its mission of providing affordable housing to the City's low-income families and to insuring the proper maintenance of such housing. The Authority will also work to improve the quality of life of its tenant population by maintaining a close relationship with community agencies that provide support to the low-income community.

The Wilkes-Barre Housing Authority has also established a goal to increase our applicant base by cooperating with other social service agencies in order to assist the greatest number of needy families.

An additional goal of the Authority is to increase homeownership among its existing and potential clientele by exploring available incentives offered through HUD and by working closely with the City, lending institutions and other agencies in establishing and implementing homeownership programs for both Public Housing and Section 8 participants.

## **1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	81		
Extremely low income <=30% AMI	64	79.0	
Very low income (>30% but <=50% AMI)	14	17.3	
Low income (>50% but <80% AMI)	3	4.0	
Families with children	38	46.9	
Elderly families	12	14.8	
Families with Disabilities	7	9.0	
Race/ethnicity White	39	48.2	
Race/ethnicity Black	37	45.7	
Race/ethnicity Multi	5	6.2	
Race/ethnicity Hispanic	8	1.0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	29	35.8	
1BR	14	17.3	
2 BR	20	24.7	
3 BR	11	13.6	
4 BR	5	6.2	
5 BR	2	2.5	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	273		96
Extremely low income <=30% AMI	214	78	
Very low income (>30% but <=50% AMI)	55	20	
Low income (>50% but <80% AMI)	3	1	
Families with children	170	62	
Elderly families	12	4	
Families with Disabilities	25	9	
Race/ethnicity White	164	60	
Race/ethnicity Black	90	33	
Race/ethnicity Multi	15	5	
Race/ethnicity Hispanic	17	6	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)  
No additional housing units are needed in this area

**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)  
None

**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 903.12 (b), 903.7 (c)]

List on the following table 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 20__ grants)</b>		
a) Public Housing Operating Fund	2,050,000	
b) Public Housing Capital Fund	1,278,830	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,088,088	
f) Resident Opportunity and Self-Sufficiency Grants	45,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2003 Capital Fund	175,757	
2003A Capital Fund	220,072	
2004 Capital Fund	1,278,830	
<b>3. Public Housing Dwelling Rental Income</b>	1,974,240	
<b>4. Other income (list below)</b>		
Excess Utilities	13,530	
Interest Income	31,650	
Tenant Charges and Laundry	81,840	
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	10,237,837	

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

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

## A. Public Housing

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

### (1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: (describe)

At the time of 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 (describe)  
Personal and employer references.

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. Site-Based Waiting Lists-Previous Year

1. No Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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? None

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?  
 PHA main administrative office  
 All PHA development management offices

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

**(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)

Resident Handbook

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

**B. Section 8**

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

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- 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)

### **(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:

Thirty day extension is granted to participants who are unable to find a suitable unit.

### **(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)

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

- Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

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

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 903.12(b), 903.7(d)]

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

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

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

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

a. Use of discretionary policies: (select one of the following two)

- 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))
- 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:

Exemptions are granted to residents who have experienced unusual situations, such as the loss of employment, death of a spouse, etc., which results in the sudden loss of income. Each case is evaluated individually. Rents can be reduced to \$0.

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

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

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

Flat rent set by bedroom size.

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)\_\_\_\_\_
- Other (list below)

Anytime there is a change in the source of income  
Anytime there is a change in family composition

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

**(2) Flat Rents**

a. 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)

Actual cost of operating the unit.

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

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

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

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

## **5. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

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

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

**(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
  
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

**(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
  
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
  
- d.  Yes  No: 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:

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

**6. Demolition and Disposition**

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

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

**(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, what is the maximum number of participants this fiscal year? \_\_

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:

c. What actions will the PHA undertake to implement the program this year (list)?

**(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

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

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).

**8. Civil Rights Certifications**

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

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

**9. Additional Information**

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

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

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2008.)*

The goals and objectives established in the 5-year plan have had satisfactory progress.

The Authority attempts to implement HUD requirements as rules are promulgated, and set goals in a timely manner. Therefore, the Authority is compliant with rules and regulations, and has implemented activities to achieve our goals. Additionally, by exercising fungibility, the Authority has been able to address modernization needs specified in the plan and maintain the flexibility to deal with planned improvements that required immediate attention.

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

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

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

#### a. Substantial Deviation from the 5-Year Plan

A substantial deviation from the five-year plan is any circumstance that has not been addressed in the plan and would require significant changes in the business plan of the Authority.

#### b. Significant Amendment or Modification to the Annual Plan

A significant amendment or modification to the Annual Plan is any circumstance that has not been addressed elsewhere in the Five-Year Plan and would require the Authority to proceed in a manner that not only is inconsistent with the goals and objectives of the five-year and annual plan, but requires the establishment of other contradictory goals.

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below:

RAB unanimously agreed that the plan is appropriate and comprehensive with respect to the Authority's needs.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

**(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

**The term of appointment is (include the date term expires):**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

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)

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)

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)

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

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

The members of the Board are appointed by the Mayor of the City of Wilkes-Barre. He has not made any appointments in the past three + years.

Date of next term expiration of a governing board member: 2005

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

Thomas Leighton, Mayor of the City of Wilkes-Barre

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

#### **Consolidated Plan jurisdiction: (provide name here)**

The City of Wilkes-Barre, PA

a. 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 on its waiting list 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)

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

The City supports supportive services for the elderly. In addition, the City sponsors a home ownership program open to residents of Public Housing.

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

**0011. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant -based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in	Annual Plan: Eligibility,

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan:

PHA Name:  
HA Code:

5-Year Plan for Fiscal Years: 20\_\_ - 20\_\_

Annual Plan for FY 20\_\_

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	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				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				





### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**13. Capital Fund Program Five-Year Action Plan**

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>						
<b>Annual</b>						
<b>Statement</b>						
<b>Total CFP Estimated Cost</b>			\$			\$



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

**Part I: Summary**

PHA Name					<b>Original 5-Year Plan Revision No:</b>
Development Number/Name/HA-Wide	Year 1 FY 2005	Work Statement for Year 2  FFY Grant:2006 PHA FY:2006	Work Statement for Year 3  FFY Grant: 2007 PHA FY:2007	Work Statement for Year 4  FFY Grant: 2008 PHA FY:2008	
	Annual Statement				
PA 047-1 Lincoln Plaza		Office Improvements	Carpeting	Office Improvements	
		Carpeting		Carpeting	
		Interior Electrical Work		Improve Common Areas	
PA047-2 Boulevard Townhomes		Replace Water Heaters	Sewer Work	Replace Water Heaters	
		Replace Boilers	Replace Air Cond	Interior Electrical	
			Replace Boilers		
PA 047-3A East End		Bathrooms	Kitchens	Interior Electrical	
		Fire Alarm System	Appliances	Carpeting	
		Improve Entries	A/C Comm. Room	Replace Compactor	
			Plumbing		
			Carpeting		

PA 047-3B South View		Bathrooms	Kitchens	Interior Electrical
		Fire Alarm System	A/c Comm Room	Carpeting
			Interior Electrical	Upgrade Security
			Carpeting	
PA 047-5 Valley View		Plumbing	Apartment Conversions	Plumbing & Water Lines
		Replace Windows	Replace Windows	Carpeting
		Carpeting	Carpeting	Concrete Work
			Replace Lift	
			Trash Compactor	
PA 047-6 Mineral Springs		Improve Rec Area	Replace Walter Heaters	Concrete Work
		Exterior Lighting	Landscaping	Improve Play Area
Management Improvements		Computer Upgrade	Computer Upgrade	Computer Upgrade
		Non-Dwelling Equipment	Non-Dwelling Equipment	Maintenance Vehicle
		Staff Development	Staff Development	Contingency
		General Administrative	General Administrative	General Administrative
		Contingency	Contingency	
		Contract Manager	Contract Manager	Contract Manager
		A&E Service	A&E Service	A&E Service
CFP Funds Listed for 5-year planning	1,278,830	1,278,830	1,278,830	1,278,830

Replacement Housing  
Factor Funds

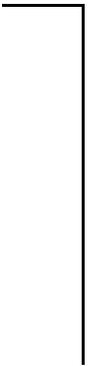
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Work Statement for Year 5
FFY Grant 2009
PHA FY: 2009
Roof
Carpeting
Sewers
Sidewalks and Steps
Heating and Ventilation
Carpeting
Improve Common Areas
Landscaping

Heating and Ventilation
Carpeting
Improve Common Areas
Patio Doors
Landscaping

Balconies
Emergency Generator
Carpeting
Landscaping
Improve Common Areas
Improve Community Room
Upgrade Security System

Computer Upgrade
General Administrative
Contingency
Staff Development
Contract Manager
A&E Service
1,278,830







<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year :_2008				Activities for Year: 2009		
FFY Grant: 2008				FFY Grant: 2009		
PHA FY: 2008				PHA FY: 2009		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	
PA 047-1	Office Improvements	50000	PA 047-1	Roof	90000	
Lincoln Plaza	Carpeting	25000	Lincoln Plaza	Carpeting	20000	
	Improve Common Areas	40000				
PA047-2	Replace Water Heaters	30000	PA047-2	Sewers	150000	
Boulevard	Interior Electrical	90000	Boulevard	Sidewalks & Steps	90000	
Townhomes	Improve Comm Room	60000	Townhomes			
	Rehab Exterior Bldgs.	40000				
PA 047-3A	Interior Electrical	70000	PA 047-3A	Heating and Ventilation	60000	
East End	Carpeting	20000	East End	Carpeting	10000	
	Replace Compactor	20000		Improve Common Areas	45000	
	Kitchens	50000		Landscaping	10000	
PA 047-3B	Interior Electrical	70000	PA 047-3B	Heating and Ventilation	60000	
South View	Carpeting	20000	South View	Carpeting	10000	
	Upgrade Security	10000		Improve Common Areas	45000	
	Appliances	50000		Patio Doors	100000	
	Kitchens	50000		Landscaping	10000	
PA 047-5	Plumbing & Water Lines	75000	PA 047-5	Balconies	90000	
Valley View	Carpeting	25000	Valley View	Emergency Generator	60000	
	Concrete Work	30000		Carpeting	20000	
	Replace Windows	125000		Landscaping	25000	

					Improve Common Areas	50000	
					Improve Community Room	38000	



## Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Housing Factor Grant No.		Replacement	Federal FY of Grant: 2005
Original Annual Statement		Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: )	
Performance and Evaluation		Report for Period Ending:		Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvemnts	15,000	0		
4	1410 Administration	100,000	0		
5	1411 Audit	0	0		
6	1415 Liguידated Damages				
7	1430 Fees and Costs	35,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	460,000	0		
10	1460 Dwelling Structures	520,000	0		
11	1465.1 Dwelling Equipment-Nonexpendable	10,000	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	75,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	63,830	0		
21	Amount of Annual Grant: (sum of lines 2-20)	1,278,830	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	200,000			
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs	35,000			
26	Amount of Line 21 Related to Energy Conservation	300,000			

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant:		2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza	Patio Doors	1460	100	100,000				0%
PA047-01	Bathroom Modernization	1460	100	100,000				0%
	Carpeting	1460	15	25,000				0%
	Security System	1450	1	15,000				0%
	<b>Total</b>			<b>240,000</b>	-			0%
						0	0	
Bldv Townhomes	Replace Water Heaters	1460	30	20,000				
PA047-2	Replace Boilers	1450	5	50,000				
						0	0	
	<b>Total</b>			<b>70,000</b>	-			
East End Towers	Paving and Parking	1450	1 Lot	40,000				0%
PA047-3A	Carpeting	1460	15	25,000				0%
						0	0	
	<b>Total</b>			<b>65,000</b>	-			
	Kitchens	1460	50	100,000				
South View Manor	Bathrooms	1460	50	100,000				0%
PA047-3B	Paving and Parking	1450	1 Lot	40,000				
	Replace Sewer Lines	1450	1	40,000		0	0	
	Carpeting	1460	15	25,000				
	<b>Total</b>			<b>305,000</b>	-			
Valley View Terrace	Carpeting	1460	15	25,000				0%
PA047-5	Plumbing Work-Replace Valves	1450		50,000				

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:			Federal FY of Grant:		2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Windows	1450	25 Apts	125,000		0	0	
	<b>Total</b>			<b>200,000</b>	-			
Mineral Springs	Concrete Work	1450		25,000				
PA047-6	Fence	1450		75,000				
	<b>Total</b>			<b>100,000</b>	-			
<b>HA Wide Activities</b>	Computer Upgrade*	1475.1	30	30,000				
Management	Non Dwelling Equipment (Office Equip)**	1475.1		45,000				0%
Improvements	Dwelling Equipment (Appliances)***	1465.1	30	10,000				0%
	Staff Development	1408		15,000				0%
	General Administrative	1410		75,000				0%
	Contingency	1502		63,830				0%
	<b>Total</b>			<b>238,830</b>	-			0%
Contract Manager		1410		25,000		0	0	
A&E Services		1430		35,000				
				<b>60,000</b>	-	0	0	
	<b>Total</b>			<b>1,278,830</b>	-			



## Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Housing Factor Grant No.		Replacement	Federal FY of Grant: 2004
Original Annual Statement		Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: )	
Performance and Evaluation		Report for Period Ending:		Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvemnts	10,000	10,000		
4	1410 Administration	100,000	100,000		
5	1411 Audit	-	-		
6	1415 Liguידated Damages		-		
7	1430 Fees and Costs	35,000	35,000		
8	1440 Site Acquisition		-		
9	1450 Site Improvement	245,000	265,000		
10	1460 Dwelling Structures	600,000	700,000		
11	1465.1 Dwelling Equipment-Nonexpendable	-	-		
12	1470 Nondwelling Structures	-	74,000		
13	1475 Nondwelling Equipment	65,000	65,000		
14	1485 Demolition		-		
15	1490 Replacement Reserve		-		
16	1492 Moving to work Demonstration		-		
17	1495.1 Relocation Costs		-		
18	1499 Development Activities		-		
19	1501 Collaterization or Debt Service		-		
20	1502 Contingency	49,245	29,830		
21	Amount of Annual Grant: (sum of lines 2-20)	1,104,245	1,278,830	0	0
22	Amount of line 21 Related to LBP Activities	-	-		
23	Amount of Line 21 Related to Section 504 Compliance	10,000	100,000		
24	Amount of Line 21 Related to Security-Soft Costs	-	-		
25	Amount of Line 21 Related to Security-Hard Costs	-	-		
26	Amount of Line 21 Related to Energy Conservation	285,000	285,000		

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:				Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza	Water Supply and Plumbing		1460	1 Line each	85,000	85,000			0%
PA047-01	Trash Compactor		1460	1	20,000	20,000			0%
	Carpeting		1460	10	25,000	25,000			0%
	Office Renovations		1470	1	0	74,000			
	Concrete Work		1450	1	0	25,000			0%
	<b>Total</b>				<b>130,000</b>	<b>229,000</b>			0%
							0	0	
Blvd Townhomes	Plumbing		1460	2 Bldgs	15,000	15,000			
PA047-2	Concrete Work		1450		50,000	0			
	Landscaping		1450	2 Areas	10,000	10,000			
	Rehab Exterior Structures		1460	5Bldgs	25,000	25,000	0	0	
	<b>Total</b>				<b>100,000</b>	<b>50,000</b>			
East End Towers	Bathrooms		1460	10	50,000	50,000			0%
PA047-3A	Carpeting		1460	6	15,000	15,000			0%
	Kitchens		1460	20	0	100,000	0	0	
	Concrete Work		1450	1	0	50,000			
	<b>Total</b>				<b>65,000</b>	<b>215,000</b>			
South View Manor	Bathrooms		1460	10	50,000	50,000			0%
PA047-3B	Carpeting		1460	6	15,000	15,000			
	Apartment Conversions		1460	9	50,000	50,000	0	0	
	<b>Total</b>				<b>115,000</b>	<b>115,000</b>			
Valley View Terrace	Concrete Work and Paving		1450	1 Parking Lot	50,000	0			0%
PA047-5	Replace Windows		1460	30	200,000	200,000			
	Landscaping		1450	1	10,000	10,000	0	0	

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

**Capital**

		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:				Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work	Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
	Carpeting/Flooring		1460	20	50,000	50,000			
	<b>Total</b>				<b>310,000</b>	<b>260,000</b>			
Mineral Springs PA047-6	Concrete Work		1450		25,000	70,000			
	Fence		1450	400 Feet	25,000	25,000			
	Drainage Improvements		1450	300 Feet	75,000	75,000			
	<b>Total</b>				<b>125,000</b>	<b>170,000</b>			
<b>HA Wide Activities</b>									
Management	Computer Upgrade		1475.1		20,000	20,000			0%
Improvements	Non Dwelling Equipment (Office Equip)		1475.1		45,000	45,000			0%
	Staff Development		1408		10,000	10,000			0%
	General Administrative		1410		75,000	75,000			0%
	Contingency		1502		49,245	29,830			0%
	<b>Total</b>				<b>199,245</b>	<b>179,830</b>			0%
Contract Manager			1410		25,000	25,000	0	0	
A&E Services			1430		35,000	35,000			
					<b>60,000</b>	<b>60,000</b>	0	0	
	<b>Total</b>				<b>1,104,245</b>	<b>1,278,830</b>			



## Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750103 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003
Original Annual Statement Performance and Evaluation		Reserve For Disasters/Emergenicies Report for Period Ending:6/30/04		Revised Annual Statement (Revision No: 1 ) Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvemnts	10000	10000	0	0
4	1410 Administration	75000	75000	6877	6877
5	1411 Audit				
6	1415 Liguידated Damages				
7	1430 Fees and Costs	75000	58645	14392	14392
8	1440 Site Acquisition				
9	1450 Site Improvement	85000	383600	382915	253321
10	1460 Dwelling Structures	555000	80000	56034	56034
11	1465.1 Dwelling Equipment-Nonexpendable	12000	12000	0	0
12	1470 Nondwelling Structures	250000	460000	454700	26995
13	1475 Nondwelling Equipment	25000	25000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	17245	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	1104245	1104245	914918	357619
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of Line 21 Related to Section 504 Compliance	225000	225000	225000	0
24	Amount of Line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of Line 21 Related to Energy Conservation	0	0	0	0

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

PHI Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza PA047-01	Site Work - Parking Expansion	1450	1	85000	390600	382915	253321	66%
	Carpeting	1460	1	25000	25000	17370	17370	69%
	Office Renovations	1470	1	250000	488000	454700	26995	6%
	Elevator	1460	2	300000	0	0	0	2003A
	<b>Subtotal</b>			<b>660000</b>	<b>903600</b>	<b>854985</b>	<b>297686</b>	
Blvd Townhomes PA047-2								
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
East End Towers PA047-3A	Carpeting	1460	1	15000	15000	10646	10646	71%
	Alarms	1460		175000	0	0	0	2006
	<b>Subtotal</b>			<b>190000</b>	<b>15000</b>	<b>10646</b>	<b>10646</b>	
South View Manor PA047-3B	Carpeting	1460	1	15000	15000	10647	10647	71%
	<b>Subtotal</b>			<b>15000</b>	<b>15000</b>	<b>10647</b>	<b>10647</b>	
Valley View Terrace PA047-5	Carpeting	1460	1	25000	25000	17371	17371	69%
	<b>Subtotal</b>			<b>25000</b>	<b>25000</b>	<b>17371</b>	<b>17371</b>	
	Subtotal Developments			<b>890000</b>				
<b>HA Wide Activities</b>								
Fees and Costs	A & E Services for related work	1430		75000	58645	14392	14392	25%
Non-Dwelling Equip	Office equipment and Computers*	1475		25000	0	0	0	2005
Administration	General Administration	1410		75000	75000	6877	6877	9%
	Management Improvements	1408		10000	0	0	0	2005
	Dwelling Equipment - Appliances	1465.1	24	12000	12000	0	0	0%
	Contingency	1502		17245	0	0	0	0%
	<b>Subtotals</b>			<b>214245</b>	<b>145645</b>	<b>21269</b>	<b>21269</b>	
	<b>Totals</b>			<b>1104245</b>	<b>1104245</b>	<b>914918</b>	<b>357619</b>	

\* Items are for the replacement and/or upgrade of computers and peripheral devices, copiers, fax machines, telephones, etc.



## Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. <b>PA26P04750203</b> Replacement Housing Factor Grant No.			Federal FY of Grant: 2003
Original Annual Statement Reserve For Disasters/Emergenicies Performance and Evaluation Report for Period Ending: 6/30/04		Revised Annual Statement (Revision No: 1 ) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		0		
3	1408 Management Improvemnts	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit		0		
6	1415 Liguידated Damages		0		
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition		0		
9	1450 Site Improvement	70000	70000	0	0
10	1460 Dwelling Structures	50000	50072	0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	100000	100000	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition		0		
15	1490 Replacement Reserve		0		
16	1492 Moving to work Demonstration		0		
17	1495.1 Relocation Costs		0		
18	1499 Development Activities		0		
19	1501 Collaterization or Debt Service		0		
20	1502 Contingency	72	0		
21	Amount of Annual Grant: (sum of lines 2-20)	220072	220072	0	0
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of Line 21 Related to Section 504 Compliance	115000	115000	0	0
24	Amount of Line 21 Related to Security-Soft Costs	0	0		
25	Amount of Line 21 Related to Security-Hard Costs	0	0		
26	Amount of Line 21 Related to Energy Conservation	0	0		

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

PHI Name: Housing Authority		Wilkes-Barre		Grant Type and Number Capital Fund Program Grant No: PA26P04750203 Replacement Housing Factor Grant No:		Federal FY of Grant:		2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Lincoln Plaza PA047-01	Site Work - Parking Expansion	1450	1	15000	15000	0	0	0%	
	Elevator	1460	2	50000	50072	0	0	0%	
	Office Renovations	1470	1	100000	100000	0	0	0%	
	Landscaping	1450	1	55000	55000	0	0	0%	
	<b>Subtotal</b>			<b>220000</b>	<b>220072</b>	<b>0</b>	<b>0</b>		
Bldv Townhomes PA047-2									
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
East End Towers PA047-3A								0%	
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
South View Manor PA047-3B								0%	
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Valley View Terrace PA047-5								0%	
	<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
	<b>Subtotal Developments</b>			<b>220000</b>	<b>220072</b>				
<b>HA Wide Activities</b>									
Fees and Costs								0%	
Non-Dwelling Equip Administration								0%	
								0%	
	Contingency	1502		72	0			0%	
	<b>Subtotals</b>			<b>72</b>	<b>0</b>	<b>0</b>	<b>0</b>		





## Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. Pa26p04750102			Federal FY of Grant: 2002
Original Annual Statement Reserve For Disasters/Emergenicies Performance and Evaluation Report for Period Ending: 6/30/04		Revised Annual Statement (Revision No: 3 ) Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvemnts	10,000	5,049	5,049	285
4	1410 Administration	75,000	75,000	75,000	70,550
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	70,000	60,495	60,495	50,931
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	868,800	872,548	872,548	863,068
10	1460 Dwelling Structures	281,282	298,335	298,335	273,034
11	1465.1 Dwelling Equipment-Nonexpendable	12,000	12,000	12,000	2,600
12	1470 Nondwelling Structures	-	-		
13	1475 Nondwelling Equipment	25,000	18,655	18,655	18,655
14	1485 Demolition	0	0		
15	1490 Replacement Reserve	0	0		
16	1492 Moving to work Demonstration	0	0		
17	1495.1 Relocation Costs	0	0		
18	1499 Development Activities	0	0		
19	1501 Collaterization or Debt Service	0	0		
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	1,342,082	1,342,082	1,342,082	1,279,123
22	Amount of line 21 Related to LBP Activities	-	-		
23	Amount of Line 21 Related to Section 504 Compliance		60,000	60,000	50,849
24	Amount of Line 21 Related to Security-Soft Costs	-			
25	Amount of Line 21 Related to Security-Hard Costs	-	127,753	127,753	127,753
26	Amount of Line 21 Related to Energy Conservation	868,800	872,548	872,548	863,068

**Annual Statement/Performance and Evaluation Report  
Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

**Capital Fund Program and**

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Fund Program Grant No: PA26P04750102 Replacement Housing Factor Grant No:				Capital Federal FY of Grant:	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Lincoln Plaza Pa047	Carpeting	1460	24	47641	60000	60000	50849
	Site Improvements	1450	1	0	0		
	Trash Compactors	1460	1	0			
	Office Renovations	1470	1	0	0		
	<b>Subtotal</b>			<b>47641</b>	<b>60000</b>	<b>60000</b>	<b>50849</b>
Blvd Townhomes Pa047-2	Underground Utilites Gas/Water	1450		533800	537548	537548	534068
	Underground Utilites Electric	1450		335000	335000	335000	329000
	<b>Subtotal</b>			<b>868800</b>	<b>872548</b>	<b>872548</b>	<b>863068</b>
East End Towers Pa047-3A	Trash Compactors	1460	1	0	0		
	Carpeting	1460	10	25000	25000	25000	21792
	<b>Subtotal</b>			<b>25000</b>	<b>25000</b>	<b>25000</b>	<b>21792</b>
South View Manor PA047-3B	Trash Compactors	1460	1	0	0		
	Carpeting	1460	10	25000	25000	25000	21792
	<b>Subtotal</b>			<b>25000</b>	<b>25000</b>	<b>25000</b>	<b>21792</b>
Valley View Terrace PA047-5	Modernize Alarm System	1460	203	136000	127753	127753	127753
	Interior Electric	1460	50	0			
	Trash Compactor	1460	1	0			
	Carpeting	1460	24	47641	60582	60582	50849
	<b>Subtotal</b>			<b>183641</b>	<b>188335</b>	<b>188335</b>	<b>178602</b>
	<b>Subtotal Developments</b>			<b>1150082</b>	<b>1170883</b>	<b>1170883</b>	<b>1136103</b>
Fees & Costs	A/E Services	1430		70000	60495	60495	50930
	<b>Subtotal</b>			<b>70000</b>	<b>60495</b>	<b>60495</b>	<b>50930</b>
Mangnt Imp.	Staff Development	1408		10000	5049	5049	285
	Dwelling Equipment <sup>2</sup>	1465.1	35	12000	12000	12000	2600
	Non-Dwelling Equipment <sup>3</sup>	1475		25000	18655	18655	18655
	<b>Subtotal</b>			<b>47000</b>	<b>35704</b>	<b>35704</b>	<b>21540</b>
Administration	General Administration	1410		75000	75000	75000	70550
	Contingency	1502		0	0		
	<b>Subtotal</b>			<b>75000</b>	<b>75000</b>	<b>75000</b>	<b>70550</b>

**Annual Statement/Performance and Evaluation Report  
Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

**Capital Fund Program and**

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Fund Program Grant No: PA26P04750102 Replacement Housing Factor Grant No:				Capital	Federal FY of Grant:	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Funds Obligated	Funds Expended	
	<b>Total</b>			<b>1342082</b>	<b>1342082</b>	<b>1342082</b>	<b>1279123</b>	
<p>Changes in work items were necessitated by the priority level of the work to be done. Some items originally scheduled in this year were moved to prior years because the items needed to be addressed immediately; and are, therefore completed; other items have been delayed to accommodate those which needed immediate attention.</p> <p>1 Lighting (exterior) was completed in 2002 with funding from another source, not related to CFP. 2 Stoves and Refrigerators for residents apartments on as needed basis; 3 Upgrade, maintenance and service for computers, copiers, faxes, telephones, etc.</p>								

**Capital**

**2002**

Status Of Work

85%

2003

2005

2003

99%

98%

2008

87%

87%

100%

2009

2007

84%

84%

5%

21%

100%

94%









**Annual Statement/Performance and Evaluation Report  
Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

**Capital Fund Program and Capital Fund**

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number No: PA26P04750101 Factor Grant No:		Capital Fund Program Grant Replacement Housing		Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Lincoln Plaza</b>	Bathrooms	1460	7	95422	96752	96752	96752	100%
Pa047-01	Parking & Landscaping	1450		0	0	0	0	2003
	Fire Alarms	1460	1	278239	284996	284996	284996	100%
	<b>Subtotal</b>			<b>373661</b>	<b>381748</b>	<b>381748</b>	<b>381748</b>	
<b>Blvd Townhomes</b>	Underground Utilities	1450		7454	7454	7454	7454	100%
Pa047-02	<b>Subtotal</b>			<b>7454</b>	<b>7454</b>	<b>7454</b>	<b>7454</b>	
<b>East-End Towers</b>	Heating and Ventilation	1460		0	0			2007
PA047-3A	Elevator repair	1460	2	263400	263400	263400	263400	100%
	Roof	1460	1	56250	56250	56250	56250	100%
	Paving	1450	1	0	0			2009
	<b>Subtotal</b>			<b>319650</b>	<b>319650</b>	<b>319650</b>	<b>319650</b>	
<b>South View Manor</b>	Heating and Ventilation	1460		0	0	0	0	2009
PA-047-3B	Roof	1460	1	56250	56250	56250	56250	100%
	<b>Subtotal</b>			<b>56250</b>	<b>56250</b>	<b>56250</b>	<b>56250</b>	
<b>Valley View Terrace</b>	Interior Electrical	1460	30	75427	75427	75427	75427	100%
PA047-5	Balconies	1460		0	0	0	0	2009
	Emergency Generator	1460	1	0	0	0	0	2009
	Elevators	1460	2	273500	273500	273500	273500	100%
	Alarm/Fire	1460	1	137238	138197	138197	138197	100%
	<b>Subtotal</b>			<b>486165</b>	<b>487124</b>	<b>487124</b>	<b>487124</b>	
	<b>Subtotal Developments</b>			<b>1243180</b>	<b>1252226</b>	<b>1252226</b>	<b>1252226</b>	
<b>Fees &amp; Costs</b>	A/E Services	1430		72000	65322	65322	61543	94%
	<b>Subtotal</b>			<b>72000</b>	<b>65322</b>	<b>65322</b>	<b>61543</b>	
<b>Mgmt/Imp</b>	Staff Development & Training	1408		10000	7750	7750	6341	82%
	Non-Dwelling Equip - Office Equipment	1475	23	35000	34912	34912	34912	100%
	<b>Subtotal</b>			<b>45000</b>	<b>42662</b>	<b>42662</b>	<b>41253</b>	
<b>Administration</b>	General Admin	1410		70000	70000	70000	70000	100%
	Contingency	1502		0	0			
	Dwelling Equipment - Appliances	1465.1	34	10000	9970	9970	9970	100%
	<b>Subtotal</b>			<b>80000</b>	<b>79970</b>	<b>79970</b>	<b>79970</b>	
	<b>Total</b>			<b>1440180</b>	<b>1440180</b>	<b>1440180</b>	<b>1434992</b>	
	Adjustments have been made to accommodate items that have become more serious in order to avoid emergencies. This has delayed other items which have been moved to other years.							

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	S	T	U	V	
1	<b>Annual Statement/Performance and Evaluation Report</b>																					
	<b>Capital Fund Program and Capital Fund Program Replacement Housing Facto</b>																					
2	PHA Name: Wilkes-Barre Housing Authority						Grant Type and Number Capital Fund Program Grant No: PA26P04750103						Federal FY of Grant: 2001									
3	Development Number Name/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reason for Revised Target Date													
4			Original	Revised	Actual	Original	Revised	Actual														
5		PA047-001	6/30/2003	6/30/2003	6/30/2003	6/30/2005	6/30/2004	6/30/2004	Actual Date Available													
6		PA047-002	6/30/2003	6/30/2003	6/30/2003	6/30/2005	6/30/2003	6/30/2003	Actual Date Available													
7		PA047-003	6/30/2003	6/30/2003	6/30/2003	6/30/2005	6/30/2003	6/30/2003	Contractor availability													
8		PA047-004	6/30/2003	6/30/2003	6/30/2003	6/30/2005	6/30/2003	6/30/2003	Actual Date Available													
9		PA047-005	6/30/2003	6/30/2003	6/30/2003	6/30/2005	6/30/2004	6/30/2004	Actual Date Available													
10		PA047-006	6/30/2003			6/30/2005																
11		HA Wide Activities	6/30/2003	9/30/2004		6/30/2005	9/30/2004		Actual Date Available													
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