

Tioga County PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

PHA Plan Agency Identification

PHA Name: Tioga County Housing Authority

PHA Number: PA050

PHA Fiscal Year Beginning: 07/2005

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Reduce public housing vacancies: **Goal of 3% vacancies**
 - X Leverage private or other public funds to create additional housing opportunities: **Through Bradford – Tioga Leased Housing Corporation**
 - X Acquire or build units or developments **If Public Housing funds available**
 - X Other (list below) **Assist non-profits with housing development. United Christian Ministries Shelter Development**
- X PHA Goal: Improve the quality of assisted housing
Objectives:
- X Improve public housing management: (PHAS score) **Goal 95%**
 - X Improve voucher management: (SEMAP score) **Goal 95%**
 - X Increase customer satisfaction: **Obtain 10 points on PHA score**

- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Provide additional support services to tenants for housekeeping and personal care.**
- X Renovate or modernize public housing units: **Continue upgrade of 458 public housing units.**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling: **Provide information during eligibility interview.**
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Implement voucher homeownership program: **Refer to Trehab 1st Time Homebuyer Program.**
 - Implement public housing or other homeownership programs:
 - X Implement public housing site-based waiting lists: **Implemented with policy adopted 3/27/00**
 - Convert public housing to vouchers:
 - X Other: **Continue conversion of efficiency units into 1 bedroom units to improve marketing and reduce vacancies.**

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

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **20% optional income exclusion is offered by Authority.**
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **Continue implementing current policy which has provided access to lower income families.**
 - X Implement public housing security improvements: **5 Year Capital Improvement Plan includes upgraded lock systems and security cameras.**

 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families: **Implement preference for working families.**
 - X Provide or attract supportive services to improve assistance recipients' employability: **Refer to successful New Choices program.**
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Increase funding for home support service contract and PA waiver program**
 - Other: Continue coop. with EMTA in provision of transportation services

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **All advertising to contain equal housing opportunity statement.**
 - X 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: **All advertising to contain equal housing opportunity statement.**
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Authority has achieved compliance with all Federal ADA/504 Requirements. Authority will continue to go beyond federal requirements by providing additional reasonable accommodations to applicant/tenants who make requests or who are determined to be in need of reasonable accommodations as a result of annual housing inspections of apartments.**
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2005**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (b)]

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

**Tioga County Housing Authority
Fiscal Year 2005 Annual Plan
Executive Summary**

The Tioga County Housing Authority in implementing this sixth Annual PHA Plan will continue the ongoing effort to improve the quality of housing provided to lower income residents of the County and to improve our management operations. During the past 7 years, the Authority has achieved High Performance Status through the HUD Public Housing Management Assessment Program. This was accomplished mainly because Authority Board, staff and tenants cooperated to make it happen.

Our Annual Plan for 2005 was developed after extensive consultation with Board, staff, local communities, tenants and the general public. In addition to a Public Hearing, meetings to discuss the plan were held at all 12 project sites. The Tenant Advisory Board also provided extensive input. This Tenant Advisory Board includes 3 Section 8 clients.

Highlights of the Plan include continued implementation of new Admission and Occupancy Policies for Public Housing, a new Public Housing Lease, a new Section 8 Administrative Plan and the Annual Statement for the Capital Fund Program, which will address critical building improvement needs at our projects. The Public Housing Policy has set equal preferences for admission for veterans, persons involuntarily

displaced, victims of domestic violence, homeless and working families. In an effort to encourage tenants to be employed the Authority also provides an optional income exclusion of 20% of the earned income of tenants who work over 20 hours per week.

During the third Annual Plan Year the Authority took over management of a new 11 unit low income housing project for elderly in Wellsboro. This project was developed by Wellsboro Housing Associates, L.P. using funding from the Low Income Housing Tax Credit Program and PHFA Pennhomes loan. The Authority is currently working with United Christian Ministries in the development of a 3 unit transitional housing facility in Lawrence Township. This project will be complete in May 2005.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- X FY 2005 Capital Fund Program Annual Statement **See Attachment C**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **Not Applicable**

Optional Attachments:

- PHA Management Organizational Chart
- X FY 2005 Capital Fund Program 5 Year Action Plan **See Attachment D**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Attachment A – FY 2003 Capital Fund Program Annual Statement (Performance and Evaluation)

Attachment B – FY 2004 Capital Fund Program Annual Statement (Performance and Evaluation)

Attachment C – FY 2005 Capital Fund Program Annual Statement (Original Annual Statement)

Attachment D – FY 2005 Capital Fund Program 5 Year Action Plan

Attachment E – 2005 Advisory Board Members

Attachment F - Resident Membership of the PHA Governing Board

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable On Display	Supporting Document	Applicable Plan Component
		Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	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
X	Approved or submitted applications for demolition and/or disposition of public housing (Wellsboro)	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program	Annual Plan:

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

INFORMATION

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	682	5	3	3	3	2	2
Income >30% but <=50% of AMI	416	3	2	3	3	2	2
Income >50% but <80% of AMI	180	2	2	3	3	2	2
Elderly	238	2	2	2	3	2	2
Families with Disabilities	280	3	3	3	4	2	3
Race/Ethnicity White	1,297	3	2	3	3	2	2
Race/Ethnicity Black	18	3	2	3	3	2	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Race/Ethnicity Hispanic	4	3	2	3	3	2	2
Race/Ethnicity							

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

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

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

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

PUBLIC HOUSING

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	124		
Extremely low income <=30% AMI	92	74%	
Very low income (>30% but <=50% AMI)	27	22%	
Low income (>50% but <80% AMI)	5	4%	

Housing Needs of Families on the Waiting List			
Families with children	30	24%	
Elderly families	84	68%	
Families with Disabilities	10	8%	
White	10		
Black			
Race/ethnicity/white	120	97%	
Race/ethnicity/black	4	3%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	51	72%	
2 BR	13	19%	
3 BR	6	9%	
4 BR	0	0	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? X 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			

SECTION 8

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	175		24.1%
Extremely low income <=30% AMI	143	81.9%	
Very low income (>30% but <=50% AMI)	29	16.2%	
Low income	3	1.9%	

Housing Needs of Families on the Waiting List			
(>50% but <80% AMI)			
Families with children	113	64.6%	
Elderly families	9	5.1%	
Families with Disabilities	53	30.3%	
Race/ethnicity/white	168	96%	
Race/ethnicity/black	5	2.9%	
Race/ethnicity/hispanic	2	1.1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	96	55%	
2 BR	61	35%	
3 BR	12	7%	
4 BR	6	3%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? X 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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grant)	0	
a) Public Housing Operating Fund	381,736	
b) Public Housing Capital Fund	648,085	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	635,401	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	1,100,140	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
4. Non-federal sources (list below)		
Public Housing Investment Income	23,000	Public Housing Operations
Public Housing –Laundry Operations	22,000	Public Housing Operations
Section 8 Admin.Fee – Invest.Income	1,000	Section 8 Operating
Total resources	2,811,362	

* Twin Spruce – South Williamson, Blossburg Apartments not to be included in above financial resources since it is FmHA funded.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: 3 Months
 Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

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

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

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

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

(2)Waiting List Organization

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

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

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

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

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

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

2. Yes X 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. X Yes No: May families be on more than one list simultaneously
If yes, how many lists? Families 5 Elderly 9

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

- X PHA main administrative office
- X All PHA development management offices
- X Management offices at developments with site-based waiting lists
- X 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. X Yes No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- X Any time family composition changes

- At family request for revision
- Other (list)

Component 3, (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 as follows:

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

B. Section 8

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

(1) Eligibility

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below) **Prospective landlords are notified if PHA has record on tenant of previous criminal or drug related activity.**

(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:

- (1) **Progress has been made by tenant to locate suitable rental unit.**
(2) **Lease cannot be put in place because of circumstance beyond control of tenant (i.e., Excessive rent charges and/or non repair of HQS violations by property owner)**

(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) **MH/MR clients who are receiving services from approved MH/MR service providers.**

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

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 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
 - 2 Victims of reprisals or hate crimes
 - 3 Other preference(s) (list below) **MH/MR clients who are receiving services from approved MH/MR service providers.**
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- X 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
 - X 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)
- X 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?
- X Through published notices
 - Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

- a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

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

If yes, state amount/s and circumstances below:

X Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below: **20% earned income exclusion for all tenants employed over 20 hours per week.**

- 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)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) **Changes 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

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR Tioga
- 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) **Dependent upon degree of difficulty for assisted tenants in obtaining decent housing.**

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
- X 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. Operations and Management NOT APPLICABLE.

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	460	25%
Section 8 Vouchers	210	30%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)SRO	15	35%
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list		

individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures NOT APPLICABLE

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance Not Applicable

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment. **See Attachment C**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment. **See Attachment D**

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

PHA status. PHAs completing streamlined submissions may skip to component 11B.)

. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs – Not Applicable

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General Not Applicable

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

NOT APPLICABLE

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Not Applicable

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management NOT APPLICABLE

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Tioga County Housing Authority
Year 2005 Annual Plan & 5 Year Agency Plan

Tenant Advisory Board Meeting Minutes

Thursday, March 17, 2005 2:00 p.m.
Pinnacle Towers Community Room, Wellsboro, PA.

Present:

Nell Bergstresser	Riverside Park, Blossburg
Josephine Miller	Riverside Park, Blossburg
Virginia Case	Sherwood Manor, Mansfield
Virginia Murphy	Tabor Townhouses, Blossburg
Evelyn Pletcher – Board Member	Park Hill Manor, Wellsboro
Margaret Rice	Park Hill Manor, Wellsboro
Mary Anne Cunningham	Section 8 Voucher Program
Donald & Mary Cline	Forestview Manor, Elkland
Iva Wheeler	Pinnacle Towers, Wellsboro
Dannah Kegler	Pinnacle Towers, Wellsboro
Paul Mays – Chairman - Tioga County Housing Authority	
Mark Strange – Maintenance Foreman	
Anna Mae Everett – Van Driver	
Mike Egan – Executive Director	

Committee Members, Authority Board and Staff reviewed completed Agency Plan, 5 Year Plan and results of Public Hearing. Mike Egan, Executive Director of the Authority asked the Committee members if they had any questions, comments or recommendations based on Public Hearing or meetings at individual project sites.

Evelyn Pletcher of Park Hill Manor noted that the door bell project proposed for the Manor next year could be held off for another year if funding is still short.

Several members commented that proposed plan was acceptable to them. Concerns were raised about continued reduction in funding for the Capital Grant Program. Committee members agreed that they would work with Authority in re-prioritizing work items if necessary if funding was reduced further.

Following questions and comments, Mike Egan thanked committee members for their participation in development of plan and for assisting with project site meetings. He also noted that final plan would be presented to Board of Directors at their meeting of March 28, 2005.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)
- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

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

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

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Tioga County does not have consolidated plan, County is part of statewide plan which supports efforts of Housing Rehabilitation and 1st Time Homebuyer Assistance.**

D. Other Information Required by HUD

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

Attachments

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

**Attachment A – “FY 2003 Capital Fund Program Annual Statement”
Performance and Evaluation Report”**

**Attachment B – “FY 2004 Capital Fund Program Annual Statement”
Performance and Evaluation Report”**

**Attachment C – “FY 2005 Capital Fund Program Annual Statement”
Original Annual Statement**

Attachment D – “FY 2005 Capital Fund Program 5 Year Action Plan”

Attachment E – “FY 2005 Resident Advisory Board Members

Attachment F - Resident Membership for the PHA Governing Board

ATTACHMENT A
TIOGA COUNTY CAPITAL FUND PROGRAM FY 2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26 P050 50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000	30,000	30,000	30,000
3	1408 Management Improvements	13,000	13,000	13,000	13,000
4	1410 Administration	44,608	44,608	44,608	44,608
5	1411 Audit	1,000	1,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,500	40,131	40,131	40,131
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000	71,409	71,409	55,375
10	1460 Dwelling Structures	234,000	256,515	256,515	241,686
11	1465.1 Dwelling Equip.—Nonexpendable	45,000	40,465	40,465	40,465
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,500	62,480	62,480	62,480
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)	559,608	559,608	558,608	527,745

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

PHA Name: Tioga County Housing Authority	Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26 P050 50103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending:12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	30,000	27,456	27,456	27,456
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	20,000	15,273	15,273	15,273
26	Amount of line 21 Related to Energy Conservation Measures	89,000	77,815	77,815	76,432

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
PA 50-1	Site lighting	1450	10	10,000	8,583	8,583	7,200	In Progress
Riverside	Sidewalks	1450	210'	25,000	40,188	40,188	25,537	In Progress
Park (Cottages)	Replace gas service	1450	100'	10,000	3,783	3,783	3,783	C: 10/04
	Maintenance truck	1475	1	25,000	20,665	20,665	20,665	C: 10/03
	Domestic water pressure valve	1460	1	1,000	0	0	0	Delete
	Laund.chnge.machine(Amend3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-2	Closet doors	1460	50	10,000	32,144	32,144	31,417	In Progress
Sherwood	Convert 4 efficiencies to1 BR (Carryover from Increment #2)	1460	4	0	357	357	306	In Progress
Manor	Security system	1460	1	10,000	5,270	5,270	5,270	C: 04/04
Mansfield	Gas main shut off	1460	1	1,000	2,104	2,104	2,104	C: 12/04
PA 50-3	Tractor/mower/plow	1475	1	10,000	10,337	10,337	10,337	C: 10/03
Park Hill Manor	Handicap toilets	1460	77	30,000	27,456	27,456	27,456	C: 10/04
Wellsboro	Apartment painting	1460	30	15,000	0	0	0	Delete
	Laundry (carryover 2002)	1460	1	0	3,135	3,135	3,135	C: 09/03
PA 50-4	Replace gas lines	1450	200'	2,000	0	0	0	Delete
Riverside Park	Domestic water pressure valve	1460	1	1,000	0	0	0	Delete

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
(Apartments)	Upgrade fire alarm system	1460	1	15,000	10,000	10,000	5,594	In Progress
	Complete mansard shingles	1460	250'	2,000	9,600	9,600	5,000	In Progress
	Laundry change machine (Amendment 3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-5	Replace siding	1460	5 Bldg.	0	0	0	0	Transfer to 05
Tabor	Replace gas lines	1450	300'	5,000	9,722	9,722	9,722	C: 10/04
Townhouses	Landscaping (Amend 3/04)	1450	1000 S.F.	0	1,800	1,800	1,800	C: 09/03
PA 50-6	Maintenance truck	1475	1	25,000	24,428	24,428	24,428	C: 10/03
Forestview	Refrigerators	1465.1	48	18,000	14,350	14,350	14,350	C: 09/04
Manor	Ranges	1465.1	48	13,000	11,998	11,998	11,998	C: 09/04
Elkland	Washers	1475	1	2,000	465	465	465	C :09/04
	Dryers	1475	2	2,000	846	846	846	C: 09/04
	Dumpsters	1475	2	1,000	800	800	800	C: 10/03
	Laund.chnge.machine(Amend3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-7	Replace shed roofs	1460	10	3,000	6,690	6,690	6,690	C: 09/04
Wapiti Apts.	Replace garage door	1460	1	2,000	4,300	4,300	4,300	C: 10/04
Elkland	Electric entrance meter sockets	1460	5	2,000	4,275	4,275	4,275	C: 12/04
	Fencing behind bldg. 5	1450	100'	2,000	5,310	5,310	5,310	C: 06/04
	Additional lighting/Tv-Tele	1460	20	5,000	8,200	8,200	8,200	C: 11/04

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
	Replace mailboxes(Amend3/04)	1450	20	0	2,023	2,023	2,023	C: 06/04
PA 50-8	Security system	1460	1	10,000	10,003	10,003	10,003	C: 12/04
Pinnacle	Laundry upgrades	1460	1	22,000	18,637	18,637	18,637	C: 12/04
Towers	Heat line shut offs	1460	60	10,000	13,649	13,649	13,649	C: 12/04
Wellsboro	Construct additional parking	1450	10 spaces	25,000	0	0	0	Delete
	Re shingle manzard	1460	200'	15,000	19,817	19,817	19,817	C: 10/04
	Replace TV room A/C	1475	1	5,000	0	0	0	Delete
	Circulating pumps(Amend3/04)	1475	2	0	0	0	0	Delete
	Gas Dryers (Amend 3/04)	1475	4	0	1,692	1,692	1,692	C: 05/04
PA 50-9	Paint 2 nd ,3 rd floor halls (modernization)	1460	2 floors	6,000	15,670	15,670	15,000	In Progress
Riverside	2 nd and 3 rd floor lighting	1460	2 floors	25,000	6,985	6,985	5,325	In Progress
Manor	Replace dumpster	1475	1	500	550	550	550	C: 10/03
Westfield								
PA 50-10	Paint front/rear doors(modernization)	1460	40	2,000	1,416	1,416	1,382	In Progress
Hillview Apts.	New door hardware	1460	20	2,000	5,630	5,630	5,630	C: 08/04
Westfield								
PA 50-11	Ranges	1465.1	22	7,000	5,223	5,223	5,223	C: 08/04

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
Nelson Apts.	Refrigerators	1465.1	10	7,000	2,990	2,990	2,990	C: 08/04
	Bath vanities	1460	20	15,000	10,027	10,027	10,027	C: 06/04
	Paint front/rear doors(modernization)	1460	40	2,000	2,124	2,124	273	In Progress
	New door hardware	1460	20	2,000	8,445	8,445	8,445	C: 08/04
PA 50-12	Bath vanities	1460	20	15,000	12,157	12,157	11,330	In Progress
Lawrenceville	Paint front/rear doors(modernization)	1460	40	2,000	2,265	2,265	2,265	C: 09/04
Apartments	New door hardware	1460	20	2,000	13,808	13,808	13,808	C: 11/04
	Paint comm.room exit doors	1460	4	5,000	540	540	540	C: 09/04
	Community Room ceiling fans	1460	2	2,000	1,811	1,811	1,811	C: 10/04
	Ranges (Amend 3/04)	1465.1	25	0	5,904	5,904	5,904	C: 08/04
PHA WIDE	Operations	1406		30,000	30,000	30,000	30,000	C: 07/04
	Management improvements	1408		13,000	13,000	13,000	13,000	C: 09/04
	Administration	1410		44,608	44,608	44,608	44,608	C: 11/04
	Audit	1411		1,000	1,000	0	0	In Progress
	Fees & Costs/Engineering	1430		42,500	40,131	40,131	40,131	C: 10/04

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

PHA Name: Tioga County Housing Authority			Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program No: PA26P05050103 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA 50-1	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-2	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-3	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	10-01-04		
PA 50-4	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-5	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	10-01-04		
PA 50-6	9-16-05	9-16-05	07-27-04	9-16-07	9-16-07	09-15-04		
PA 50-7	9-16-05	9-16-05	07-27-04	9-16-07	9-16-07	12-01-04		
PA 50-8	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	12-15-04		
PA 50-9	9-16-05	9-16-05	12-20-04	9-16-07	9-16-07			
PA 50-10	9-16-05	9-16-05	02-28-04	9-16-07	9-16-07			
PA 50-11	9-16-05	9-16-05	07-31-04	9-16-07	9-16-07			
PA 50-12	9-16-05	9-16-05	07-31-04	9-16-07	9-16-07			
PHA-WIDE	9-16-05	9-16-05		9-16-07	9-16-07			

ATTACHMENT B
FY 2004 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: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000	0	0	0
3	1408 Management Improvements	20,000	0	20,000	6,929
4	1410 Administration	53,085	0	53,085	0
5	1411 Audit	1,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000	0	42,000	6,675
8	1440 Site Acquisition				
9	1450 Site Improvement	81,000	0	0	0
10	1460 Dwelling Structures	327,500	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	44,000	0	0	0
12	1470 Nondwelling Structures	21,000			
13	1475 Nondwelling Equipment	33,500	0	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 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P05050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,085	0	115,085	13,604
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	7,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	30,000	0	0	0
	Amount of line 21 Related to Energy Conservation Measures	55,000	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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-1	Community Room front door	1470	1	1,000	0	0	0	In Progress
Riverside Park	New tenant van	1475	1	25,000	0	0	0	In Progress
(Cottages)	Sidewalk replacement	1450	200'	10,000	0	0	0	In Progress
Blossburg	Handicap toilets	1460	29	7,000	0	0	0	In Progress
	Refinish tubs	1460	29	0	0	0	0	Trans.to'05
	Install outside receptacles	1460	30	3,000	0	0	0	In Progress
	Tractor – cab	1475	1	2,500	0	0	0	In Progress
PA 50-2	New ranges	1465.1	50	12,000	0	0	0	In Progress
Sherwood Manor	New refrigerators	1465.1	50	18,000	0	0	0	In Progress
Mansfield	Front entrance cover	1460	1	5,000	0	0	0	In Progress
	Tractor – cab	1475	1	2,500	0	0	0	In Progress
PA 50-3	New refrigerators	1465.1	10	3,500	0	0	0	In Progress
Park Hill Manor	Kitchen exhaust fans	1460	82	7,500	0	0	0	In Progress
Wellsboro								
PA 50-5	Replace siding	1460	5 Bldgs.	40,000	0	0	0	In Progress
Tabor Townhouses	Lighting, tv, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Blossburg	New refrigerators	1465.1	20	7,000	0	0	0	In Progress

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-6	Pave parking lot	1450	5000 SF	10,000	0	0	0	In Progress
	Forestview Manor							
	Elkland							
PA 50-7	Bath tile & shower units	1460	20	0	0	0	0	In Progress
	Wapiti Apartments							
	Elkland							
PA 50-8	Replace roof mounted lights	1460	5	4,000	0	0	0	In Progress
Pinnacle Towers	Repair kitchen cabinet bottoms	1460	47	20,000	0	0	0	In Progress
Wellsboro	Upgrade community room kitchen	1470	1	20,000	0	0	0	In Progress
	Community room dishwasher	1475	1	3,500	0	0	0	In Progress
	Apartment door bells	1460	60	6,000	0	0	0	In Progress
	Lighted project sign	1450	1	6,000	0	0	0	In Progress
	Replace refrigerators	1465.1	10	3,500	0	0	0	In Progress
PA 50-9	Sprinkler system	1460	1	120,000	0	0	0	In Progress
	Riverside Manor							
	Westfield							

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-10	Lighting, TV, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Hillview Apartments	Security screens	1460	20	10,000	0	0	0	In Progress
Westfield	Parking lot/sidewalk upgrade	1450	1	5,000	0	0	0	In Progress
	Fencing, Apts.B201-B204	1450	100'	2,000	0	0	0	In Progress
PA 50-11	Lighting, TV, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Nelson Family & Elderly	Security screens	1460	20	10,000	0	0	0	In Progress
	Pave Pease Hill Drive	1450	2,500 SF	5,000	0	0	0	In Progress
	Pease Hill sidewalk & curb	1450	200'	5,000	0	0	0	In Progress
	Replace walks33-1 to 33-4	1450	100'	2,000	0	0	0	In Progress
	Pave Capital Drive lot	1450	2,500 SF	2,000	0	0	0	In Progress
	Fencing Capital Drive	1450	100	5,000	0	0	0	In Progress
	Sewer cleanouts	1460	20	5,000	0	0	0	In Progress
PA 50-12	Lighting, TV & telephone upgrades	1460	20	15,000	0	0	0	In Progress
Lawrenceville	Security screens	1460	20	10,000	0	0	0	In Progress
Family & Elderly	State St. drainage/paving	1450	5,000 SF	9,000	0	0	0	In Progress
	Center St. paving	1450	8,000 SF	15,000	0	0	0	In Progress
	Tree removal	1450	5	5,000	0	0	0	In Progress
PHA – WIDE	Generator	1460	1	10,000	0	0	0	In Progress

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
Main Office	Replace A/C system	1460	1	10,000	0	0	0	In Progress
PHA – WIDE	Operations	1406		25,000	0	0	0	In Progress
	Management Improvements	1408		20,000	0	20,000	6,929	In Progress
	Administration	1410		53,085	0	53,085	0	In Progress
	Audit	1411		1,000	0	0	0	In Progress
	Fees & Costs/Engineering	1430		42,000	0	42,000	6,675	In Progress

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

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program No: PA26P05050104 Replacement Housing Factor No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 50-1	9-13-2006	0		9/13/2008	0		
PA 50-2	9-13-2006	0		9-13-2008	0		
PA 50-3	9-13-2006	0		9-13-2008	0		
PA 50-4	9-13-2006	0		9-13-2008	0		
PA 50-5	9-13-2006	0		9-13-2008	0		
PA 50-6	9-13-2006	0		9-13-2008	0		
PA 50-7	9-13-2006	0		9-13-2008	0		
PA 50-8	9-13-2006	0		9-13-2008	0		
PA 50-9	9-13-2006	0		9-13-2008	0		
PA 50-10	9-13-2006	0		9-13-2008	0		
PA 50-11	9-13-2006	0		9-13-2008	0		
PA 50-12	9-13-2006	0		9-13-2008	0		

ATTACHMENT C
TIOGA COUNTY FY 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000			
3	1408 Management Improvements Soft Costs	10,000			
	Management Improvements Hard Costs	10,000			
4	1410 Administration	50,085			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	398,000			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures	5,000			
13	1475 Nondwelling Equipment	55,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,085			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	25,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	42,000			
26	Amount of line 21 Related to Energy Conservation Measures	30,000			

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
PA 50-1	Refinish tubs		1460	29	3,000				
Riverside Park (Cottages)	Sidewalk replacement Ramp		1450	300'	10,000				
Blossburg	Tree cutting		1450	5	5,000				
					23,000				
PA 50-2	Handicap toilets		1460	44	15,000				
Sherwood Manor Mansfield	Replace mailboxes		1460	50	6,000				
					21,000				
PA 50-3	New roof – Phase II		1460	20,000 S.F.	140,000				
Park Hill Manor Wellsboro					140,000				
PA 50-5	Ranges		1465.1	20	5,000				
Tabor Townhouse	Bath vanities		1460	20	10,000				
Blossburg	New toilets		1460	20	5,000				
					20,000				
PA 50-6	Community room A/C		1475	1	5,000				
Forestview Manor	New panic hardware on exit doors		1470	7	5,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
Elkland	Shower controls		1460	44	5,000				
	Tractor/plow/cab		1475	1	12,000				
	Laundry ceiling tile		1460	1	1,000				
					28,000				
PA 50-7	Replace tub/tile		1460	20	20,000				
Wapiti Apts.	Replace water main		1450	100'	5,000				
Elkland	Pave parking lot		1450	15,580 S.F.	20,000				
					45,000				
PA 50-8	Corner apt. heat units		1460	16	5,000				
Pinnacle Towers	Install tile on 1 st floor		1460	1	10,000				
Wellsboro	Tractor/plow/cab		1475	1	12,000				
	Replace emergency call system		1460	60	5,000				
					32,000				
PA 50-9	Entry closet lighting		1460	50	5,000				
Riverside Manor	Replace emergency call system		1460	50	5,000				
Westfield					10,000				
PA 50-10	Security screens		1460	20	14,000				
Hillview Apts.	Bathtub/tile replacement		1460	20	20,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
Westfield	Bath floor tile replacement	1460	20	<u>10,000</u>				
				44,000				
PA 50-11	Security screens	1460	20	14,000				
Nelson Family	Bathtub/tile replacement	1460	20	20,000				
& Elderly	Bath floor tile replacement	1460	20	10,000				
	Replace storm doors	1460	30	6,000				
	Bath vanities – Elderly	1460	10	5,000				
	Tractor/plow/cab	1475	1	<u>13,000</u>				
				68,000				
PA 50-12	Security screens	1460	20	14,000				
Lawrenceville	Bathtub/tile replacement	1460	20	20,000				
Family & Elderly	Bath floor tile replacement	1460	20	10,000				
	Tractor/plow/cab	1475	1	13,000				
	Bath vanities – elderly	1460	10	5,000				
				62,000				
PHA-WIDE	Generator	1460	1	<u>15,000</u>				
Main Office				15,000				
PHA-WIDE	Operations	1406		25,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
	Management Improvements		1408	20,000				
	Administration		1410	50,085				
	Audit		1411	1,000				
	Fees & Costs		1430	44,000				
				140,085				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 50-1	6-30-2007			6-30-2009			
PA 50-2	6-30-2007			6-30-2009			
PA 50-3	6-30-2007			6-30-2009			
PA 50-4	6-30-2007			6-30-2009			
PA 50-5	6-30-2007			6-30-2009			
PA 50-6	6-30-2007			6-30-2009			
PA 50-7	6-30-2007			6-30-2009			
PA 50-8	6-30-2007			6-30-2009			
PA 50-9	6-30-2007			6-30-2009			
PA 50-10	6-30-2007			6-30-2009			
PA 50-11	6-30-2007			6-30-2009			
PA 50-12	6-30-2007			6-30-2009			

ATTACHMENT D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tioga County Housing Authority				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
<i>PA 50-1</i>		20,000	20,000	60,000	0
PA 50-2		35,000	22,000	237,000	0
PA 50-3		61,000	190,000	0	30,000
<i>PA 50-4</i>		0	12,000	16,000	60,000
PA 50-5		30,000	25,000	15,000	0
PA 50-6		15,000	10,000	0	210,000
PA 50-7		25,000	180,000	40,000	0
PA 50-8		65,000	10,000	50,000	148,000
PA 50-9		175,000	24,000	30,000	60,000
PA 50-10		10,000	5,000	40,000	0
PA 50-11		32,000	10,000	10,000	0
PA 50-12		40,000	0	10,000	0
PHA-WIDE		140,085	140,085	140,085	140,085
TOTAL CFP FUNDS		648,085	648,085	648,085	648,085
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA 50-1	Handicap toilets	7,000	PA 50-1	30 ranges	8,000
	Riverside Park Cottages	Storage bldg.roof	5,000	Riverside Park (Cottages)	30 refrigerators	<u>12,000</u>
		Comm.Room carpet	1,000			20,000
		Comm.Room furniture	2,000			
		Pave parking lot	<u>5,000</u>	PA 50-2	Laundry room upgrade	12,000
			20,000	Sherwood Manor	New walkway lighting	<u>10,000</u>
				Mansfield		22,000
	PA 50-2	Balcony outlets	5,000			
	Sherwood Manor	Additional parking	20,000	PA 50-3	Sprinkler system	130,000
	Mansfield	Paint balconies	<u>10,000</u>	Park Hill Manor	Security system	10,000
			35,000	Wellsboro	Replace heat lines	30,000
					Pave parking lots	<u>20,000</u>
	PA 50-3	Upgrade Comm.kitchen	10,000			190,000
	Park Hill Manor	77 ranges	20,000			
	Wellsboro	77 refrigerators	26,000	PA 50-4	20 Refrigerators	7,000
		Apt.doorbells	<u>5,000</u>	Riverside Park (Apartments)	20 Ranges	<u>5,000</u>
		61,000			12,000	
PA 50-5	Replace siding	<u>30,000</u>	PA 50-5	New boilers	<u>25,000</u>	
Tabor Townhouses		30,000	Tabor Townhouses		25,000	
Blossburg			Blossburg			
PA 50-6	Handicap toilets	<u>15,000</u>	PA 50-6	Security system	<u>10,000</u>	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Forestview Manor		15,000	Forestview Manor		10,000
	Elkland			Elkland		
	PA 50-7	Replace sidewalks	10,000	PA 50-7	Replace landings/steps	180,000
	Wapiti Apartments	Walks to sheds	5,000	Wapiti Apartments		180,000
	Elkland	New front doors	10,000	Elkland		
			25,000			
				PA 50-8	Replace water lines	10,000
	PA 50-8	Handicap toilets	20,000	Pinnacle Towers		10,000
	Pinnacle Towers	Upgrade fire alarms	20,000	Wellsboro		
	Wellsboro	Pave parking lot	20,000			
		Apt. doorbells	5,000	PA 50-9	Upgrade heating system	10,000
			65,000	Riverside Manor	Security system	10,000
				Westfield	10 Refrigerators	4,000
	PA 50-9	Sprinkler system	150,000			24,000
	Riverside Manor	Replace water lines	10,000			
	Westfield	Cor.appt. heat units	5,000	PA 50-10	New storm doors	5,000
		Handicap toilets	10,000	Hillview Apartments		5,000
			175,000	Westfield		
	PA 50-10	Kitchen heat – 2 Bed	10,000	PA 50-11	Concrete pads in rear	10,000
	Hillview Apartments		10,000	Nelson Family/Elderly		10,000
	Westfield					
				PHA-WIDE	Operations	25,000
	PA 50-11	Kit.counters/cabinets	22,000		Management Improv.	20,000
	Nelson Family - Elderly	Kitchen heat – 2 Bed	10,000		Administration	50,085

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			32,000		Audit	1,000
					Fees & Costs	<u>44,000</u>
	PA 50-12	Kit.counters/cabinets	30,000			140,085
	Lawrenceville	Kitchen heat – 2 Bed	10,000			
	Family & Elderly		40,000			
	PHA WIDE	Operations	25,000			
		Management Improv.	20,000			
		Administration	50,085			
		Audit	1,000			
		Fees & Costs	<u>44,000</u>			
			140,085			
Total CFP Estimated Cost						
						\$

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-1	New boilers	<u>60,000</u>	PA 50-3	Replace closet doors	<u>30,000</u>
Riverside Park (Cottages)		60,000	Park Hill Manor Wellsboro		30,000
PA 50-2	Sprinkler system	140,000	PA 50-4	New boiler system	<u>60,000</u>
Sherwood Manor	Replace boilers	40,000	Riverside Park (Apartments)		60,000
Mansfield	Refinish tubs	10,000			
	Plumbing upgrades	<u>47,000</u>			
		237,000	PA 50-6	Sprinkler system	150,000
			Forestview Manor	Generator	50,000
PA 50-4	Handicap toilets	6,000	Elkland	Covert elev.to storage	<u>10,000</u>
Riverside Park (Apartments)	Hot water tanks	<u>10,000</u>			210,000
		16,000			
PA 50-5	Sidewalk	10,000	PA 50-8	Air make up system	50,000
Tabor Townhouses	New electric service	<u>5,000</u>	Pinnacle Towers	Hot water tanks	25,000
Blossburg		15,000	Wellsboro	Additional parking	20,000
				Replace refrigerators	3,000
				Replace generator	<u>50,000</u>
PA 50-7	New furnaces/duct	<u>40,000</u>			148,000
Wapiti Apartments		40,000			
Elkland			PA 50-9	Air make up system	<u>60,000</u>
			Riverside Manor		60,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-8	New boilers	<u>50,000</u>	Westfield		
Pinnacle Towers		50,000			
Wellsboro			PHA-WIDE	Operations	25,000
				Management Improv.	20,000
PA 50-9	Ho water tanks	25,000		Administration	50,085
Riverside Manor	Community room doors	2,500		Audit	1,000
Westfield	1 st floor drop ceiling	<u>2,500</u>		Fees & Costs	<u>44,000</u>
		30,000			140,085
PA 50-10	Kit.counter/cabinets	30,000			
Hillview Apartments	Bath fans	<u>10,000</u>			
Westfield		40,000			
PA 50-11	Bath exhaust fans	<u>10,000</u>			
Nelson Family/Elderly		10,000			
PA 50-12	Bath exhaust fans	<u>10,000</u>			
Lawrenceville		10,000			
Family & Elderly					
PHA-WIDE	Operations	25,000			
	Management Improv.	20,000			
	Administration	50,085			
	Audit	1,000			
	Fees and Costs	<u>44,000</u>			
		140,085			

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			
					\$

ATTACHMENT E

Tioga County Housing Authority 2004 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Nell Bergstresser
Apt. 8
Riverside Park
Blossburg, PA 16912
(570) 638 0192

Virginia Murphy
147C Taber Street
Tabor Townhouses
Blossburg, PA 16912

Virginia Case
Apt. 227
Sherwood Manor
Mansfield, PA 16933
(570) 662-2443

Evelyn Pletcher
Apt. B107
Park Hill Manor
Wellsboro, PA 16901

Iva Wheeler
Apt. 309
Pinnacle Towers
Wellsboro, PA 16901

Donald & Mary Cline
Apt. B107
Forestview Manor
Elkland, PA 16920

Roger Wilson
201 Pattison Ave. Extension
Apt. 1D
Wapiti Apartments
Elkland, PA 16920

Ellen Nelson
A303 Hillview Apartments
Westfield, PA 16950
(814) 367-2116

Rosalee Womer
Apt. 200
Riverside Manor
Westfield, PA 16950
(814) 367-2889

George & Valeda VanHorn
Apt. D28
Beecher Square
P.O. Box 121
Nelson, PA 16940
(570) 827-3331

Wendy Pritchett
Apt. 34-4 Capitol Drive
P.O. Box 182
Nelson, PA 16940
(570) 827-3558

Roger Rose
50 State Street
Apt. 4
Lawrenceville, PA 16929
(570) 827-0880

Czcsława Losinger
42 Main Street
Apt. 9
Lawrenceville, PA 16929

Section 8 Clients

Carolyn Jelliff
7 Gee's Mobile Home Park
Wellsboro, PA 16901

Wendy Scott
96 East Avenue
Apt. 1
Wellsboro, PA 16901
(570) 724-6881

Sylvia Geneski
RD1 Box 204A
Tioga, PA 16946
(814) 835-0227

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

TIOGA COUNTY HOUSING AUTHORITY

TENANT NAME: EVELYN PLETCHER

**ADDRESS: APT. B107
 PARK HILL MANOR
 GRANT STREET
 WELLSBORO, PA 16901**

**INITIAL APPOINTMENT: JUNE 27, 2000
TERM EXPIRATION: APRIL 30, 2005**

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY THE
TIOGA COUNTY COMMISSIONERS**

ATTACHMENT A
TIOGA COUNTY CAPITAL FUND PROGRAM FY 2003

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26 P050 50103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/31/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000	30,000	30,000	30,000
3	1408 Management Improvements	13,000	13,000	13,000	13,000
4	1410 Administration	44,608	44,608	44,608	44,608
5	1411 Audit	1,000	1,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,500	40,131	40,131	40,131
8	1440 Site Acquisition				
9	1450 Site Improvement	79,000	71,409	71,409	55,375
10	1460 Dwelling Structures	234,000	256,515	256,515	241,686
11	1465.1 Dwelling Equip.—Nonexpendable	45,000	40,465	40,465	40,465
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,500	62,480	62,480	62,480
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

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

PHA Name: Tioga County Housing Authority	Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26 P050 50103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement
 Performance and Evaluation Report for Period Ending:12/31/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	559,608	559,608	558,608	527,745
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	30,000	27,456	27,456	27,456
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	20,000	15,273	15,273	15,273
26	Amount of line 21 Related to Energy Conservation Measures	89,000	77,815	77,815	76,432

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
PA 50-1	Site lighting	1450	10	10,000	8,583	8,583	7,200	In Progress
Riverside	Sidewalks	1450	210'	25,000	40,188	40,188	25,537	In Progress
Park (Cottages)	Replace gas service	1450	100'	10,000	3,783	3,783	3,783	C: 10/04
	Maintenance truck	1475	1	25,000	20,665	20,665	20,665	C: 10/03
	Domestic water pressure valve	1460	1	1,000	0	0	0	Delete
	Laund.chnge.machine(Amend3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-2	Closet doors	1460	50	10,000	32,144	32,144	31,417	In Progress
Sherwood	Convert 4 efficiencies to 1 BR (Carryover from Increment #2)	1460	4	0	357	357	306	In Progress
Manor	Security system	1460	1	10,000	5,270	5,270	5,270	C: 04/04
Mansfield	Gas main shut off	1460	1	1,000	2,104	2,104	2,104	C: 12/04
PA 50-3	Tractor/mower/plow	1475	1	10,000	10,337	10,337	10,337	C: 10/03
Park Hill Manor	Handicap toilets	1460	77	30,000	27,456	27,456	27,456	C: 10/04
Wellsboro	Apartment painting	1460	30	15,000	0	0	0	Delete
	Laundry (carryover 2002)	1460	1	0	3,135	3,135	3,135	C: 09/03

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
PA 50-4	Replace gas lines	1450	200'	2,000	0	0	0	Delete
Riverside Park (Apartments)	Domestic water pressure valve	1460	1	1,000	0	0	0	Delete
	Upgrade fire alarm system	1460	1	15,000	10,000	10,000	5,594	In Progress
	Complete mansard shingles	1460	250'	2,000	9,600	9,600	5,000	In Progress
	Laundry change machine (Amendment 3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-5	Replace siding	1460	5 Bldg.	0	0	0	0	Transfer to 05
Tabor Townhouses	Replace gas lines	1450	300'	5,000	9,722	9,722	9,722	C: 10/04
	Landscaping (Amend 3/04)	1450	1,000 S.F.	0	1,800	1,800	1,800	C: 09/03
PA 50-6	Maintenance truck	1475	1	25,000	24,428	24,428	24,428	C: 10/03
Forestview Manor	Refrigerators	1465.1	48	18,000	14,350	14,350	14,350	C: 09/04
	Ranges	1465.1	48	13,000	11,998	11,998	11,998	C: 09/04
Elkland	Washers	1475	1	2,000	465	465	465	C :09/04
	Dryers	1475	2	2,000	846	846	846	C: 09/04
	Dumpsters	1475	2	1,000	800	800	800	C: 10/03

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
	Laund.chnge.machine(Amend3/04)	1475	1	0	899	899	899	C: 03/04
PA 50-7	Replace shed roofs	1460	10	3,000	6,690	6,690	6,690	C: 09/04
Wapiti Apts.	Replace garage door	1460	1	2,000	4,300	4,300	4,300	C: 10/04
Elkland	Electric entrance meter sockets	1460	5	2,000	4,275	4,275	4,275	C: 12/04
	Fencing behind bldg. 5	1450	100'	2,000	5,310	5,310	5,310	C: 06/04
	Additional lighting/Tv-Tele	1460	20	5,000	8,200	8,200	8,200	C: 11/04
	Replace mailboxes(Amend3/04)	1450	20	0	2,023	2,023	2,023	C: 06/04
PA 50-8	Security system	1460	1	10,000	10,003	10,003	10,003	C: 12/04
Pinnacle	Laundry upgrades	1460	1	22,000	18,637	18,637	18,637	C: 12/04
Towers	Heat line shut offs	1460	60	10,000	13,649	13,649	13,649	C: 12/04
Wellsboro	Construct additional parking	1450	10 spaces	25,000	0	0	0	Delete
	Re shingle manzard	1460	200'	15,000	19,817	19,817	19,817	C: 10/04
	Replace TV room A/C	1475	1	5,000	0	0	0	Delete
	Circulating pumps(Amend3/04)	1475	2	0	0	0	0	Delete
	Gas Dryers (Amend 3/04)	1475	4	0	1,692	1,692	1,692	C: 05/04

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
PA 50-9	Paint 2 nd ,3 rd floor halls(modernization)	1460	2 floors	6,000	15,670	15,670	15,000	In Progress
Riverside	2 nd and 3 rd floor lighting	1460	2 floors	25,000	6,985	6,985	5,325	In Progress
Manor	Replace dumpster	1475	1	500	550	550	550	C: 10/03
Westfield								
PA 50-10	Paint front/rear doors(modernization)	1460	40	2,000	1,416	1,416	1,382	In Progress
Hillview Apts.	New door hardware	1460	20	2,000	5,630	5,630	5,630	C: 08/04
Westfield								
PA 50-11	Ranges	1465.1	22	7,000	5,223	5,223	5,223	C: 08/04
Nelson Apts.	Refrigerators	1465.1	10	7,000	2,990	2,990	2,990	C: 08/04
	Bath vanities	1460	20	15,000	10,027	10,027	10,027	C: 06/04
	Paint front/rear doors(modernization)	1460	40	2,000	2,124	2,124	273	In Progress
	New door hardware	1460	20	2,000	8,445	8,445	8,445	C: 08/04
PA 50-12	Bath vanities	1460	20	15,000	12,157	12,157	11,330	In Progress

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program Grant No: PA26P05050103 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	
Lawrenceville	Paint front/rear doors(modernization)	1460	40	2,000	2,265	2,265	2,265	C: 09/04
Apartments	New door hardware	1460	20	2,000	13,808	13,808	13,808	C: 11/04
	Paint comm.room exit doors	1460	4	5,000	540	540	540	C: 09/04
	Community Room ceiling fans	1460	2	2,000	1,811	1,811	1,811	C: 10/04
	Ranges (Amend 3/04)	1465.1	25	0	5,904	5,904	5,904	C: 08/04
PHA WIDE	Operations	1406		30,000	30,000	30,000	30,000	C: 07/04
	Management improvements	1408		13,000	13,000	13,000	13,000	C: 09/04
	Administration	1410		44,608	44,608	44,608	44,608	C: 11/04
	Audit	1411		1,000	1,000	0	0	In Progress
	Fees & Costs/Engineering	1430		42,500	40,131	40,131	40,131	C: 10/04

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

PHA Name: Tioga County Housing Authority		Grant Type and Number FY 2003 Capital Fund Program Capital Fund Program No: PA26P05050103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA 50-1	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-2	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-3	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	10-01-04		
PA 50-4	9-16-05	9-16-05	12-28-04	9-16-07	9-16-07			
PA 50-5	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	10-01-04		
PA 50-6	9-16-05	9-16-05	07-27-04	9-16-07	9-16-07	09-15-04		
PA 50-7	9-16-05	9-16-05	07-27-04	9-16-07	9-16-07	12-01-04		
PA 50-8	9-16-05	9-16-05	09-17-04	9-16-07	9-16-07	12-15-04		
PA 50-9	9-16-05	9-16-05	12-20-04	9-16-07	9-16-07			
PA 50-10	9-16-05	9-16-05	02-28-04	9-16-07	9-16-07			
PA 50-11	9-16-05	9-16-05	07-31-04	9-16-07	9-16-07			
PA 50-12	9-16-05	9-16-05	07-31-04	9-16-07	9-16-07			
PHA-WIDE	9-16-05	9-16-05		9-16-07	9-16-07			

ATTACHMENT B
FY 2004 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: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P05050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000	0	0	0
3	1408 Management Improvements	20,000	0	20,000	6,929
4	1410 Administration	53,085	0	53,085	0
5	1411 Audit	1,000	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000	0	42,000	6,675
8	1440 Site Acquisition				
9	1450 Site Improvement	81,000	0	0	0
10	1460 Dwelling Structures	327,500	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	44,000	0	0	0
12	1470 Nondwelling Structures	21,000			
13	1475 Nondwelling Equipment	33,500	0	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 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P05050104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,085	0	115,085	13,604
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	7,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	30,000	0	0	0
	Amount of line 21 Related to Energy Conservation Measures	55,000	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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-1	Community Room front door	1470	1	1,000	0	0	0	In Progress
Riverside Park	New tenant van	1475	1	25,000	0	0	0	In Progress
(Cottages)	Sidewalk replacement	1450	200'	10,000	0	0	0	In Progress
Blossburg	Handicap toilets	1460	29	7,000	0	0	0	In Progress
	Refinish tubs	1460	29	0	0	0	0	Trans.to'05
	Install outside receptacles	1460	30	3,000	0	0	0	In Progress
	Tractor – cab	1475	1	2,500	0	0	0	In Progress
PA 50-2	New ranges	1465.1	50	12,000	0	0	0	In Progress
Sherwood Manor	New refrigerators	1465.1	50	18,000	0	0	0	In Progress
Mansfield	Front entrance cover	1460	1	5,000	0	0	0	In Progress
	Tractor – cab	1475	1	2,500	0	0	0	In Progress
PA 50-3	New refrigerators	1465.1	10	3,500	0	0	0	In Progress
Park Hill Manor	Kitchen exhaust fans	1460	82	7,500	0	0	0	In Progress
Wellsboro								
PA 50-5	Replace siding	1460	5 Bldgs.	40,000	0	0	0	In Progress
Tabor Townhouses	Lighting, tv, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Blossburg	New refrigerators	1465.1	20	7,000	0	0	0	In Progress

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-6	Pave parking lot	1450	5000 SF	10,000	0	0	0	In Progress
	Forestview Manor							
	Elkland							
PA 50-7	Bath tile & shower units	1460	20	0	0	0	0	In Progress
	Wapiti Apartments							
	Elkland							
PA 50-8	Replace roof mounted lights	1460	5	4,000	0	0	0	In Progress
Pinnacle Towers	Repair kitchen cabinet bottoms	1460	47	20,000	0	0	0	In Progress
Wellsboro	Upgrade community room kitchen	1470	1	20,000	0	0	0	In Progress
	Community room dishwasher	1475	1	3,500	0	0	0	In Progress
	Apartment door bells	1460	60	6,000	0	0	0	In Progress
	Lighted project sign	1450	1	6,000	0	0	0	In Progress
	Replace refrigerators	1465.1	10	3,500	0	0	0	In Progress
PA 50-9	Sprinkler system	1460	1	120,000	0	0	0	In Progress
	Riverside Manor							
	Westfield							

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
PA 50-10	Lighting, TV, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Hillview Apartments	Security screens	1460	20	10,000	0	0	0	In Progress
Westfield	Parking lot/sidewalk upgrade	1450	1	5,000	0	0	0	In Progress
	Fencing, Apts.B201-B204	1450	100'	2,000	0	0	0	In Progress
PA 50-11	Lighting, TV, telephone upgrades	1460	20	15,000	0	0	0	In Progress
Nelson Family & Elderly	Security screens	1460	20	10,000	0	0	0	In Progress
	Pave Pease Hill Drive	1450	2,500 SF	5,000	0	0	0	In Progress
	Pease Hill sidewalk & curb	1450	200'	5,000	0	0	0	In Progress
	Replace walks33-1 to 33-4	1450	100'	2,000	0	0	0	In Progress
	Pave Capital Drive lot	1450	2,500 SF	2,000	0	0	0	In Progress
	Fencing Capital Drive	1450	100	5,000	0	0	0	In Progress
	Sewer cleanouts	1460	20	5,000	0	0	0	In Progress
PA 50-12	Lighting, TV & telephone upgrades	1460	20	15,000	0	0	0	In Progress
Lawrenceville	Security screens	1460	20	10,000	0	0	0	In Progress
Family & Elderly	State St. drainage/paving	1450	5,000 SF	9,000	0	0	0	In Progress
	Center St. paving	1450	8,000 SF	15,000	0	0	0	In Progress
	Tree removal	1450	5	5,000	0	0	0	In Progress
PHA – WIDE	Generator	1460	1	10,000	0	0	0	In Progress

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P05050104 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	
Main Office	Replace A/C system	1460	1	10,000	0	0	0	In Progress
PHA – WIDE	Operations	1406		25,000	0	0	0	In Progress
	Management Improvements	1408		20,000	0	20,000	6,929	In Progress
	Administration	1410		53,085	0	53,085	0	In Progress
	Audit	1411		1,000	0	0	0	In Progress
	Fees & Costs/Engineering	1430		42,000	0	42,000	6,675	In Progress

ATTACHMENT C
TIOGA COUNTY FY 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000			
3	1408 Management Improvements Soft Costs	10,000			
	Management Improvements Hard Costs	10,000			
4	1410 Administration	50,085			
5	1411 Audit	1,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	44,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	45,000			
10	1460 Dwelling Structures	398,000			
11	1465.1 Dwelling Equipment—Nonexpendable	5,000			
12	1470 Nondwelling Structures	5,000			
13	1475 Nondwelling Equipment	55,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Tioga County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	648,085			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	25,000			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	42,000			
26	Amount of line 21 Related to Energy Conservation Measures	30,000			

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
PA 50-1	Refinish tubs		1460	29	3,000				
Riverside Park	Sidewalk replacement		1450	300'	10,000				
(Cottages)	Ramp		1450	100'	5,000				
Blossburg	Tree cutting		1450	5	5,000				
					23,000				
PA 50-2	Handicap toilets		1460	44	15,000				
Sherwood Manor	Replace mailboxes		1460	50	6,000				
Mansfield					21,000				
PA 50-3	New roof – Phase II		1460	20,000 S.F.	140,000				
Park Hill Manor					140,000				
Wellsboro									
PA 50-5	Ranges		1465.1	20	5,000				
Tabor Townhouse	Bath vanities		1460	20	10,000				
Blossburg	New toilets		1460	20	5,000				
					20,000				
PA 50-6	Community room A/C		1475	1	5,000				
Forestview Manor	New panic hardware on exit doors		1470	7	5,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
Elkland	Shower controls		1460	44	5,000				
	Tractor/plow/cab		1475	1	12,000				
	Laundry ceiling tile		1460	1	1,000				
					28,000				
PA 50-7	Replace tub/tile		1460	20	20,000				
Wapiti Apts.	Replace water main		1450	100'	5,000				
Elkland	Pave parking lot		1450	15,580 S.F.	<u>20,000</u>				
					45,000				
PA 50-8	Corner apt. heat units		1460	16	5,000				
Pinnacle Towers	Install tile on 1 st floor		1460	1	10,000				
Wellsboro	Tractor/plow/cab		1475	1	12,000				
	Replace emergency call system		1460	60	<u>5,000</u>				
					32,000				
PA 50-9	Entry closet lighting		1460	50	5,000				
Riverside Manor	Replace emergency call system		1460	50	<u>5,000</u>				
Westfield					10,000				
PA 50-10	Security screens		1460	20	14,000				
Hillview Apts.	Bathtub/tile replacement		1460	20	20,000				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
Westfield	Bath floor tile replacement		1460	20	<u>10,000</u>			
					44,000			
PA 50-11	Security screens		1460	20	14,000			
Nelson Family	Bathtub/tile replacement		1460	20	20,000			
& Elderly	Bath floor tile replacement		1460	20	10,000			
	Replace storm doors		1460	30	6,000			
	Bath vanities – Elderly		1460	10	5,000			
	Tractor/plow/cab		1475	1	<u>13,000</u>			
					68,000			
PA 50-12	Security screens		1460	20	14,000			
Lawrenceville	Bathtub/tile replacement		1460	20	20,000			
Family & Elderly	Bath floor tile replacement		1460	20	10,000			
	Tractor/plow/cab		1475	1	13,000			
	Bath vanities – Elderly		1460	10	5,000			
					62,000			
PHA-WIDE	Generator		1460	1	<u>15,000</u>			
Main Office					15,000			
PHA-WIDE	Operations		1406		25,000			

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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	
	Management Improvements		1408	20,000				
	Administration		1410	50,085				
	Audit		1411	1,000				
	Fees & Costs		1430	44,000				
				140,085				

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

PHA Name: Tioga County Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 50-1	6-30-2007			6-30-2009			
PA 50-2	6-30-2007			6-30-2009			
PA 50-3	6-30-2007			6-30-2009			
PA 50-4	6-30-2007			6-30-2009			
PA 50-5	6-30-2007			6-30-2009			
PA 50-6	6-30-2007			6-30-2009			
PA 50-7	6-30-2007			6-30-2009			
PA 50-8	6-30-2007			6-30-2009			
PA 50-9	6-30-2007			6-30-2009			
PA 50-10	6-30-2007			6-30-2009			
PA 50-11	6-30-2007			6-30-2009			
PA 50-12	6-30-2007			6-30-2009			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Tioga County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
PA 50-1		20,000	20,000	60,000	0
PA 50-2		35,000	22,000	237,000	0
PA 50-3		61,000	190,000	0	30,000
PA 50-4		0	12,000	16,000	60,000
PA 50-5		30,000	25,000	15,000	0
PA 50-6		15,000	10,000	0	210,000
PA 50-7		25,000	180,000	40,000	0
PA 50-8		65,000	10,000	50,000	148,000
PA 50-9		175,000	24,000	30,000	60,000
PA 50-10		10,000	5,000	40,000	0
PA 50-11		32,000	10,000	10,000	0
PA 50-12		40,000	0	10,000	0
PHA-WIDE		140,085	140,085	140,085	140,085
TOTAL CFP FUNDS		648,085	648,085	648,085	648,085
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 50-1	Handicap toilets	7,000	PA 50-1	30 ranges	8,000
Annual	Riverside Park	Storage bldg.roof	5,000	Riverside Park	30 refrigerators	<u>12,000</u>
Statement	(Cottages)	Comm.Room carpet	1,000	(Cottages)		20,000
		Comm.Room furniture	2,000			
		Pave parking lot	<u>5,000</u>	PA 50-2	Laundry room upgrade	12,000
			20,000	Sherwood Manor	New walkway lighting	<u>10,000</u>
				Mansfield		22,000
	PA 50-2	Balcony outlets	5,000			
	Sherwood Manor	Additional parking	20,000	PA 50-3	Sprinkler system	130,000
	Mansfield	Paint balconies	<u>10,000</u>	Park Hill Manor	Security system	10,000
			35,000	Wellsboro	Replace heat lines	30,000
					Pave parking lots	<u>20,000</u>
	PA 50-3	Upgrade Comm.kitchen	10,000			190,000
	Park Hill Manor	77 ranges	20,000			
	Wellsboro	77 refrigerators	26,000	PA 50-4	20 Refrigerators	7,000
		Apt.doorbells	<u>5,000</u>	Riverside Park	20 Ranges	<u>5,000</u>
			61,000	(Apartments)		12,000
	PA 50-5	Replace siding	<u>30,000</u>	PA 50-5	New boilers	<u>25,000</u>
	Tabor Townhouses		30,000	Tabor Townhouses		25,000
	Blossburg			Blossburg		
	PA 50-6	Handicap toilets	<u>15,000</u>	PA 50-6	Security system	<u>10,000</u>
	Forestview Manor		15,000	Forestview Manor		10,000
	Elkland			Elkland		

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PA 50-7	Replace sidewalks	10,000	PA 50-7	Replace landings/steps	<u>180,000</u>
	Wapiti Apartments	Walks to sheds	5,000	Wapiti Apartments		180,000
	Elkland	New front doors	<u>10,000</u>	Elkland		
			25,000			
				PA 50-8	Replace water lines	<u>10,000</u>
	PA 50-8	Handicap toilets	20,000	Pinnacle Towers		10,000
	Pinnacle Towers	Upgrade fire alarms	20,000	Wellsboro		
	Wellsboro	Pave parking lot	20,000			
		Apt. doorbells	<u>5,000</u>	PA 50-9	Upgrade heating system	10,000
			65,000	Riverside Manor	Security system	10,000
				Westfield	10 Refrigerators	<u>4,000</u>
	PA 50-9	Sprinkler system	150,000			24,000
	Riverside Manor	Replace water lines	10,000			
	Westfield	Cor.appt. heat units	5,000	PA 50-10	New storm doors	<u>5,000</u>
		Handicap toilets	<u>10,000</u>	Hillview Apartments		5,000
			175,000	Westfield		
	PA 50-10	Kitchen heat – 2 Bed	<u>10,000</u>	PA 50-11	Concrete pads in rear	<u>10,000</u>
	Hillview Apartments		10,000	Nelson Family/Elderly		10,000
	Westfield					
				PHA-WIDE	Operations	25,000
	PA 50-11	Kit.counters/cabinets	22,000		Management Improv.	20,000
	Nelson Family - Elderly	Kitchen heat – 2 Bed	<u>10,000</u>		Administration	50,085
			32,000		Audit	1,000
					Fees & Costs	<u>44,000</u>
	PA 50-12	Kit.counters/cabinets	30,000			140,085
	Lawrenceville	Kitchen heat – 2 Bed	<u>10,000</u>			

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Family & Elderly		40,000			
	PHA WIDE	Operations	25,000			
		Management Improv.	20,000			
		Administration	50,085			
		Audit	1,000			
		Fees & Costs	44,000			
			140,085			
	Total CFP Estimated Cost					
						\$

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-1	New boilers	<u>60,000</u>	PA 50-3	Replace closet doors	<u>30,000</u>
Riverside Park (Cottages)		60,000	Park Hill Manor Wellsboro		30,000
PA 50-2	Sprinkler system	140,000	PA 50-4	New boiler system	<u>60,000</u>
Sherwood Manor	Replace boilers	40,000	Riverside Park (Apartments)		60,000
Mansfield	Refinish tubs	10,000			
	Plumbing upgrades	<u>47,000</u>			
		237,000	PA 50-6	Sprinkler system	150,000
			Forestview Manor	Generator	50,000
PA 50-4	Handicap toilets	6,000	Elkland	Covert elev.to storage	<u>10,000</u>
Riverside Park (Apartments)	Hot water tanks	<u>10,000</u>			210,000
		16,000	PA 50-8	Air make up system	50,000
PA 50-5	Sidewalk	10,000	Pinnacle Towers	Hot water tanks	25,000
Tabor Townhouses	New electric service	<u>5,000</u>	Wellsboro	Additional parking	20,000
Blossburg		15,000		Replace refrigerators	3,000
				Replace generator	<u>50,000</u>
PA 50-7	New furnaces/duct	<u>40,000</u>			148,000
Wapiti Apartments Elkland		40,000	PA 50-9	Air make up system	<u>60,000</u>
			Riverside Manor		60,000
PA 50-8	New boilers	<u>50,000</u>	Westfield		

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Pinnacle Towers		50,000			
Wellsboro			PHA-WIDE	Operations	25,000
				Management Improv.	20,000
PA 50-9	Ho water tanks	25,000		Administration	50,085
Riverside Manor	Community room doors	2,500		Audit	1,000
Westfield	1 st floor drop ceiling	2,500		Fees & Costs	44,000
		30,000			140,085
PA 50-10	Kit.counter/cabinets	30,000			
Hillview Apartments	Bath fans	10,000			
Westfield		40,000			
PA 50-11	Bath exhaust fans	10,000			
Nelson Family/Elderly		10,000			
PA 50-12	Bath exhaust fans	10,000			
Lawrenceville		10,000			
Family & Elderly					
PHA-WIDE	Operations	25,000			
	Management Improv.	20,000			
	Administration	50,085			
	Audit	1,000			
	Fees and Costs	44,000			
		140,085			

Attachment D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Tioga County Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
PA 50-1		20,000	20,000	60,000	0
PA 50-2		35,000	22,000	237,000	0
PA 50-3		61,000	190,000	0	30,000
PA 50-4		0	12,000	16,000	60,000
PA 50-5		30,000	25,000	15,000	0
PA 50-6		15,000	10,000	0	210,000
PA 50-7		25,000	180,000	40,000	0
PA 50-8		65,000	10,000	50,000	148,000
PA 50-9		175,000	24,000	30,000	60,000
PA 50-10		10,000	5,000	40,000	0
PA 50-11		32,000	10,000	10,000	0
PA 50-12		40,000	0	10,000	0
PHA-WIDE		140,085	140,085	140,085	140,085
TOTAL CFP FUNDS		648,085	648,085	648,085	648,085
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 50-1	Handicap toilets	7,000	PA 50-1	30 ranges	8,000
Annual	Riverside Park	Storage bldg.roof	5,000	Riverside Park	30 refrigerators	<u>12,000</u>
Statement	(Cottages)	Comm.Room carpet	1,000	(Cottages)		20,000
		Comm.Room furniture	2,000			
		Pave parking lot	<u>5,000</u>	PA 50-2	Laundry room upgrade	12,000
			20,000	Sherwood Manor	New walkway lighting	<u>10,000</u>
				Mansfield		22,000
	PA 50-2	Balcony outlets	5,000			
	Sherwood Manor	Additional parking	20,000	PA 50-3	Sprinkler system	130,000
	Mansfield	Paint balconies	<u>10,000</u>	Park Hill Manor	Security system	10,000
			35,000	Wellsboro	Replace heat lines	30,000
					Pave parking lots	<u>20,000</u>
	PA 50-3	Upgrade Comm.kitchen	10,000			190,000
	Park Hill Manor	77 ranges	20,000			
	Wellsboro	77 refrigerators	26,000	PA 50-4	20 Refrigerators	7,000
		Apt.doorbells	<u>5,000</u>	Riverside Park	20 Ranges	<u>5,000</u>
			61,000	(Apartments)		12,000
	PA 50-5	Replace siding	<u>30,000</u>	PA 50-5	New boilers	<u>25,000</u>
	Tabor Townhouses		30,000	Tabor Townhouses		25,000
	Blossburg			Blossburg		
	PA 50-6	Handicap toilets	15,000	PA 50-6	Security system	<u>10,000</u>
	Forestview Manor		15,000	Forestview Manor		10,000
	Elkland			Elkland		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PA 50-7	Replace sidewalks	10,000	PA 50-7	Replace landings/steps	<u>180,000</u>
	Wapiti Apartments	Walks to sheds	5,000	Wapiti Apartments		180,000
	Elkland	New front doors	<u>10,000</u>	Elkland		
			25,000			
				PA 50-8	Replace water lines	<u>10,000</u>
	PA 50-8	Handicap toilets	20,000	Pinnacle Towers		10,000
	Pinnacle Towers	Upgrade fire alarms	20,000	Wellsboro		
	Wellsboro	Pave parking lot	20,000			
		Apt. doorbells	<u>5,000</u>	PA 50-9	Upgrade heating system	10,000
			65,000	Riverside Manor	Security system	10,000
				Westfield	10 Refrigerators	<u>4,000</u>
						24,000
	PA 50-9	Sprinkler system	150,000			
	Riverside Manor	Replace water lines	10,000			
	Westfield	Cor.aprt. heat units	5,000	PA 50-10	New storm doors	<u>5,000</u>
		Handicap toilets	<u>10,000</u>	Hillview Apartments		5,000
			175,000	Westfield		
	PA 50-10	Kitchen heat – 2 Bed	<u>10,000</u>	PA 50-11	Concrete pads in rear	<u>10,000</u>
	Hillview Apartments		10,000	Nelson Family/Elderly		10,000
	Westfield					
				PHA-WIDE	Operations	25,000
	PA 50-11	Kit.counters/cabinets	22,000		Management Improv.	20,000
	Nelson Family - Elderly	Kitchen heat – 2 Bed	<u>10,000</u>		Administration	50,085
			32,000		Audit	1,000
					Fees & Costs	<u>44,000</u>
						140,085
	PA 50-12	Kit.counters/cabinets	30,000			
	Lawrenceville	Kitchen heat – 2 Bed	<u>10,000</u>			

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Family & Elderly		40,000			
	PHA WIDE	Operations	25,000			
		Management Improv.	20,000			
		Administration	50,085			
		Audit	1,000			
		Fees & Costs	44,000			
			140,085			
	Total CFP Estimated Cost					
						\$

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 50-1	New boilers	<u>60,000</u>	PA 50-3	Replace closet doors	<u>30,000</u>
Riverside Park (Cottages)		60,000	Park Hill Manor Wellsboro		30,000
PA 50-2	Sprinkler system	140,000	PA 50-4	New boiler system	<u>60,000</u>
Sherwood Manor	Replace boilers	40,000	Riverside Park (Apartments)		60,000
Mansfield	Refinish tubs	10,000			
	Plumbing upgrades	<u>47,000</u>			
		237,000	PA 50-6	Sprinkler system	150,000
PA 50-4	Handicap toilets	6,000	Forestview Manor	Generator	50,000
Riverside Park (Apartments)	Hot water tanks	<u>10,000</u>	Elkland	Covert elev.to storage	<u>10,000</u>
		16,000			210,000
PA 50-5	Sidewalk	10,000	PA 50-8	Air make up system	50,000
Tabor Townhouses	New electric service	<u>5,000</u>	Pinnacle Towers	Hot water tanks	25,000
Blossburg		15,000	Wellsboro	Additional parking	20,000
				Replace refrigerators	3,000
PA 50-7	New furnaces/duct	<u>40,000</u>		Replace generator	<u>50,000</u>
Wapiti Apartments		40,000			148,000
Elkland			PA 50-9	Air make up system	<u>60,000</u>
PA 50-8	New boilers	<u>50,000</u>	Riverside Manor		60,000
			Westfield		

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year :2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Pinnacle Towers		50,000			
Wellsboro			PHA-WIDE	Operations	25,000
				Management Improv.	20,000
PA 50-9	Ho water tanks	25,000		Administration	50,085
Riverside Manor	Community room doors	2,500		Audit	1,000
Westfield	1 st floor drop ceiling	2,500		Fees & Costs	44,000
		30,000			140,085
PA 50-10	Kit.counter/cabinets	30,000			
Hillview Apartments	Bath fans	10,000			
Westfield		40,000			
PA 50-11	Bath exhaust fans	10,000			
Nelson Family/Elderly		10,000			
PA 50-12	Bath exhaust fans	10,000			
Lawrenceville		10,000			
Family & Elderly					
PHA-WIDE	Operations	25,000			
	Management Improv.	20,000			
	Administration	50,085			
	Audit	1,000			
	Fees and Costs	44,000			
		140,085			

ATTACHMENT E

Tioga County Housing Authority 2004 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Nell Bergstresser
Apt. 8
Riverside Park
Blossburg, PA 16912
(570) 638-0192

Virginia Murphy
147C Taber Street
Tabor Townhouses
Blossburg, PA 16912

Virginia Case
Apt. 227
Shewood Manor
Mansfield, PA 16933
(570) 662-2443

Evelyn Pletcher
Apt. B107
Park Hill Manor
Wellsboro, PA 16901

Iva Wheeler
Apt. 309
Pinnacle Towers
Wellsboro, PA 16901

Donald & Mary Cline
Apt. B107
Forestview Manor
Elkland, PA 16920

Roger Wilson
201 Pattison Ave. Extension
Apt. 1D
Wapiti Apartments
Elkland, PA 16920

Ellen Nelson
A303 Hillview Apartments
Westfield, PA 16950
(814) 367-2116

Rosalee Womer
Apt. 200
Riverside Manor
Westfield, PA 16950
(814) 367-2889

George & Valeda VanHorn
Apt. D28
Beecher Square
P.O. Box 121
Nelson, PA 16940
(570) 827-3331

Wendy Pritchett
Apt. 34-4 Capitol Drive
P.O. Box 182
Nelson, PA 16940
(570) 827-3558

Roger Rose
50 State Street
Apt. 4
Lawrenceville, PA 16929
(570) 827-0880

Czcsława Losinger
42 Main Street
Apt. 9
Lawrenceville, PA 16929

Section 8 Clients

Carolyn Jelliff
7 Gee's Mobile Home Park
Wellsboro, PA 16901

Wendy Scott
96 East Avenue
Apt. 1
Wellsboro, PA 16901
(570) 724-6881

Sylvia Geneski
RD1 Box 204A
Tioga, PA 16946
(814) 835-0227

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

TIOGA COUNTY HOUSING AUTHORITY

TENANT NAME: EVELYN PLETCHER

**ADDRESS: APT. B107
 PARK HILL MANOR
 GRANT STREET
 WELLSBORO, PA 16901**

**INITIAL APPOINTMENT: JUNE 27, 2000
TERM EXPIRATION: APRIL 30, 2005**

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY
THE TIOGA COUNTY COMMISSIONERS**