

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2006

Elk County Housing Authority

Johnsonburg, Pennsylvania

Kathleen Laughner
Executive Director

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Elk County Housing Authority

PHA Number: PA-54

PHA Fiscal Year Beginning: 10/2005

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**

Number of public housing units: **175** Number of S8 units: Number of public housing units:
Number of S8 units: **221**

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

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

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
*Elk County Housing Authority
PO Box 100 - Water Street Extension
Johnsonburg, PA 15845
Phone: 814-965-2532*
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2006 - 2010

[24 CFR Part 903.12]

A. Mission

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

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

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

The mission of the Elk County Housing Authority (ECHA) is to provide adequate, decent, safe and affordable housing to low income and very low-income residents. The Authority will manage its resources efficiently; provide a suitable living environment, without discrimination, to all of our tenants and participants in cooperation with the larger community. The Authority will strive to provide all services in a professional, sensitive, and business-like manner.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:
The Housing Authority will apply for additional Housing Choice Vouchers based on availability, demand and the Authority's eligibility to apply.

Reduce public housing vacancies:
Maintain a vacancy rate of 5% or less

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score) 83
The Housing Authority will strive to attain high performer status.
 - Improve voucher management: (SEMAP score) Average
 - Increase customer satisfaction:
The timely response to maintenance requests and resident concerns will be continued.
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
The 5-year Capital Fund plan identifies improvements that will be made to public housing developments. Many of these improvements will focus on increased accessibility to the mobility impaired.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
The Authority will continue to work with the North Central PA Landlords Association to expand their interest and acceptance of the Housing Choice Voucher Program.
 - Increase voucher payment standards
 - Implement voucher homeownership program:
The Housing Authority will explore the establishment of a pilot voucher homeownership program.
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)
The Housing Authority will continue to provide management and support services to subsidized developments in Weedville (22 unit Section 202/8), St. Mary's (32 unit USDA -Section 515) and Kersey (17 units Section 202/8).

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
Through the timely implementation of the Capital Fund improvements, the living environment will be improved.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
Provide space in Duffy Apartments to Northern Tier Community Action to provide social and employment support services to public housing residents.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Continue/improve working relationships with on-site and off-site providers of elderly support services including: Elk Regional Medical Center, ATA Transit Agency, Dickinson Mental Health Assoc. and others.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
The 2000 Elk County population was 35,112. Less than 1% is identified as minority (53 - Black, 124 - Hispanic, 33 - American Indian, 15 - Native Hawaiian). No impediments to Affirmative Action have been identified. The

Housing Authority will continue to serve all persons interested and eligible in federally assisted public or vouched based housing.

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
During the 5-Year plan period the Housing Authority will implement the accessibility improvements identified in its 504 Implementation and Transition Plan. This Plan and the need to provide housing for the mobility impaired are required by the Rehabilitation Act of 1973 and other federal legislation.
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
Attachment A
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. Site Based Waiting List Demographic Assessment (*Page 17 and Attachment B*)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

The Quality Housing and Work Responsibility Act of 1998 required all federally funded Housing Authorities, irrespective of size, to develop Annual and a 5-year Plans. These Plans have been the subject of annual Public Hearings and presentations before the constituent Resident Advisory Board. Smaller Housing Authorities, those with 250 or fewer federally assisted public housing units, have been permitted to submit abbreviated Plans, after the submission of the first "full" Annual and 5-year Plans. Every 5 years smaller Housing Authorities are required to update their 5 year Plans and submit a full Annual Plan. Fiscal Year 2006 is the year the Elk County Housing Authority must revise its 5 Year plan and submit the full Annual plan. The FY 2006 Annual Plan covering the period October 1, 2005 to September 30, 2006 is the sixth Annual Plan that has been developed by the Housing Authority. The Updated Annual Plan provides interested parties with an overview of Housing Authority operations, programs, projected capital budget expenditures and other significant activities anticipated to take place over the upcoming fiscal year. The 5-Year Plan contains a Mission Statement and broad based goals that the Authority hopes to accomplish.

During the 2006 Plan year the Housing Authority anticipates strengthening administrative controls that will result in increased income while making efforts to reduce public housing and Section 8 expenditures. With an expanded public housing waiting list the Authority hopes to be able to reduce the number of vacant units. And with new maintenance staff the Authority expects regular maintenance to increase and work order response time to decrease.

Capital fund expenditures are expected to continue with a large portion of the reduced 2006 Capital Fund Grant to be used for required accessibility improvements. The Housing Authority is required to have at least 5% of its housing units fully accessible to the disabled. This will require a multi year commitment of Capital Funds aimed at: converting 4 efficiency units to 2 one- bedroom accessible units, creating a new 2 bedroom accessible unit, and developing one 3 bedroom accessible unit. These major expenditures are in addition to accessibility upgrades to all units.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	22		10
Extremely low income <=30% AMI	18	81.8	
Very low income (>30% but <=50% AMI)	2	9.0	
Low income (>50% but <80% AMI)	2	9.0	
Families with children	8	36.3	
Elderly families	0	0	
Families with Disabilities	5	22.7	
Race/ethnicity (White)	21	95.4	
Race/ethnicity (Black)	1	4.5	
Race/ethnicity (Hispanic)	0		
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	14	63.6	
2 BR	6	27.2	
3 BR	2	9.0	
4 BR	0		
5 BR	0		
5+ BR	0		

Housing Needs of Families on the PHA's Waiting Lists	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	100		48
Extremely low income <=30% AMI	74	74%	
Very low income (>30% but <=50% AMI)	26	26%	
Low income (>50% but <80% AMI)	0		
Families with children	61	61%	
Elderly families	2	2%	
Families with Disabilities	30	30%	
Race/ethnicity (White)	99	99%	
Race/ethnicity (Black)	1	1%	
Race/ethnicity (Hispanic)	0		
Race/ethnicity (Other)	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the PHA's Waiting Lists
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
If yes:
How long has it been closed (# of months)? April 2005
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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
Life and Independence for Today
- Other: (list below)

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Information based on estimates available on April 15, 2005

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		Public Housing and Section 8 Operations and Public Housing Capital Improvements.
	1,316,032	
a) Public Housing Operating Fund	525,245	
b) Public Housing Capital Fund	178,787	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	612,000	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	481,766	
Fiscal Year 2004 Capital Fund	238,382	Public Housing Capital Improvements
Fiscal Year 2003 Capital Fund	217,740	Public Housing Capital Improvements
Fiscal Year 2002 Capital Fund	25,634	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income	389,460	Public Housing Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Investments	8,000	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$2,195,258	All Program Operations

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

Based on staff availability and/or financial resources the Housing Authority will consider updating and revising it's Admissions and Continued Occupancy Policy during the 2006 Plan year.

A. Public Housing

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

(1) Eligibility

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

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

At the time of application.

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

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

Credit history

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

The Elk County Housing Authority manages three federally assisted public housing developments: Harold Duffy Apartments (40 unit-family) and adjacent Harold Duffy Hi-Rise (36 units-elderly). Both are identified as PA-54-2 and are located in the municipality of Johnsonburg. A separate waiting list is maintained for each development.

The third development, Dan Dickerson Apartments, PA-54-1 (99 unit, hi-rise elderly) is located in the Borough of Ridgway (approximately 7 miles from Johnsonburg). A separate waiting list is maintained for Dickerson Apartments.

Assessment of Site-Based Waiting Lists Development Demographic Characteristics				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL (As of September 30, 2005)	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Dickinson Apartments PA 54-1 Ridgway PA (99 units)	1971	White 100 Black 0 Hispanic 0 Other 0 W/Disabilities	White 97 Black 0 Hispanic 0 Other 0 W/Disabilities 37 Vacant 2	3% reduction 100%+ increase
Duffy Apartments (elderly) PA 54- 2 Johnsonburg, PA. (36 units)	1971	White 35 Black 0 Hispanic 0 Other 1 W/Disabilities	White 33 Black 0 Hispanic 0 Other 0 W/Disabilities 7 Vacant 3	6% reduction 100%+ reduction
Duffy Apartments (family) PA 54-2 Johnsonburg, PA (40 units)	1971	White 39 Black 0 Hispanic 0 Other 1 W/Disabilities	White 36 Black 0 Hispanic 1 Other 0 W/Disabilities 20 Vacant 3	8% reduction 100% increase 100%+ increase

2. What is the number of site based waiting list developments to which families may apply at one time? 2 - elderly and disabled may apply at both Dickinson and Duffy Apartments

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? 1

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?³
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? 2 - elderly and disabled can apply for Dickinson and Duffy Apartments
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)
Pennsylvania Department of Welfare Office

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Current Public Housing occupants displaced by a federally declared disaster

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.

- (5)Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- (3)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)
- (1)Current Public Housing occupants displaced by a federally declared disaster

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)
Tenant Requirements Pamphlet: provides lease summary, inspection information, insurance, transfer policy, evictions and others

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
The Elk County Housing Authority is not subject to the deconcentration of poverty and income mixing requirement in as much as the public housing developments operated by the Authority consist of only one general occupancy family public housing development (24 CFR Part 903.(2) (iii))

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

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

B. Section 8

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

The Housing Authority currently administers a 221 unit Section 8- Housing Choice Voucher Program

The Housing Authority will complete the updating and revision of its Section 8 Housing Choice Voucher Administrative Plan and Policies during the first quarter of 2006 Plan year.

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

It is the Policy of the Housing Authority to give extensions from 30 to 60 day, under unusual circumstances, because of the limited number of selected types of private rental units available in the Elk County area.

(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)
- Current voucher holders displaced by a federally declared disaster

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.

(3)Date and Time

Former Federal preferences:

- (2)Involuntary displacement due to a federally declared disaster
- (4)Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 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)
- (1)Current Public Housing occupants displaced by a federally declared disaster

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
"A Good Place to Live" Booklet

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

The Housing Authority and HUD are concerned that all family income is not being properly reported. Public Housing and Section 8 tenants are reminded that HUD regulations, 24 CFR Parts 960.259 (c) and 982.516 (a) in addition to local Policy require the Housing Authority to obtain and document in the tenant files, independent third party verification of reported family income, the value of assets, expenses related to deductions from income and other factors affecting adjusted income. During the 2005 Plan Year, the Housing Authority instituted new third party verification procedures to ensure that federal income reporting requirements are met. These third party verifications will continue into the foreseeable future.

A. Public Housing

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

In accordance with 24 CFR Part 960.253 the Housing Authority will continue to give families occupying public housing the opportunity to choose between two methods of determining the amount of tenant rent payable monthly by the family. The family may choose to pay either a flat rent or an income-based rent.

(1) Income Based Rent Policies

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

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

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly

- income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

one)

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 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)
Any time there is a change in the source of income.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually

Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

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

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

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

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: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

Should the need develop; the Housing Authority is reserving its option to demolish units under the de minimus exception for demolition provided by the QHWRA.

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

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

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? __

b. PHA-established eligibility criteria

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

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

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.

- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2001 - 2005)

In looking back over the past 5 years, progress can be described as average. In terms of public housing, the Housing Authority is faced with an ever aging housing stock and a reduced federal financial commitment. New mechanisms to determine operating subsidies, new use or lose procedures for funds designated for rehabilitation and rejuvenation, and increased federal mandates in the area of accessible housing has turned the Authority's mission from proactive to reactive. Similarly, changes to federal regulations have reduced the level of operating support for the administration of the Section 8 program. In retrospect, the goals established in 2000 were predicated on the expansion of programs, funding and activities that never materialized.

The 2001-2005 Five Year Plan contained specific goals and objectives. Following is the progress made in meeting those goals:

The Housing Authority had hoped to apply for additional Section 8 Housing Choice Vouchers as a way of expanding the supply of assisted housing. Unfortunately, during the 5-year plan period

no new vouchers were made available for which the Authority was eligible to apply.

The Authority had planned to reduce the number of vacant public housing units over the 5-year period. Although successful at times the overall vacancy rate has not fallen as anticipated. Following is the average vacancy rate by year for the 5-year period

10/01/2000 to 09/30/2001	-	6.2%
10/01/2001 to 09/30/2002	-	1.3%
10/01/2002 to 09/30/2003	-	7.1%
10/01/2003 to 09/30/2004	-	13.4%
10.01/2004 to current	-	6.3%
Average:	-	6.8%

The inconsistency of the vacancy rate is due primarily to the loss of maintenance staff that increased the turnaround time of vacant units, the lack of persons interested in and eligible for public housing, and the competition for subsidized elderly housing offered in Ridgway. As with the overall population, the Elk County housing market for subsidized elderly housing is trending toward static. Throughout the period, the Authority's marketing efforts have increased.

During the 5-year period, FY 2006-2010 the Authority hopes to keep vacancies at an annual rate of 5% or less.

In the past the Housing Authority has partnered with non-profit corporations and public entities in supporting subsidized housing. This support has taken the shape of assistance in the development phase of housing projects, commitments of subsidy, or the management upon completion. Over the past 5 years, these formerly active housing groups have seen their existing developments lose occupants and income. As a result they and others have for various reason, but most notably the soft rental housing market, expressed no interest in further development. This coincides with a reduction of emphasis on new housing developments at the federal level. Therefore many of the opportunities that the Authority believed would develop have failed to materialize. This included projected initiatives with the USDA, creating a new non-profit to explore developing an elderly assisted living facility, work with the St. Mary's Municipal Council, creating housing resources in Kersey and Gagus Mines and others.

With the current housing market, limited resources and dwindling interest, the Housing Authority's mission will be one of managing their existing facilities, providing federally mandated mobility units and responding to development initiatives and specific needs as they develop.

As a result of many of the items discussed above, most notable the higher than anticipated vacancy rate, the Authority's performance score has dropped below the high performer category. The current PHAS score is 83. With recently implemented management changes and the addition of a maintenance staff person, the Authority hopes to return to its former high performer status.

Increasing customer satisfaction, a goal and priority of the Authority, has remained high with the

stated goal being accomplished. Over the 5-year period the Authority will have expended over \$1 million in capital improvements and increased preventive and routine maintenance. Although capital expenditures will be diverted to meet accessibility improvements, the Authority hopes to be able to continue its high level of providing necessary public housing improvements. The Authority's performance in this area has resulted in above average scores on resident surveys undertaken directly by HUD.

The Housing Authority believes substantial progress has been made in its outreach efforts to interest private rental landlords in the Section 8- Housing Choice Voucher Program. Regular discussions with the 200 member North Central PA Landlords Association has increased participation in the Voucher Program. The Authority plans to continue to work and dialogue with this Association.

As an approach to improve the quality of life of public housing residents the Authority had planned on creating a health care suite on the first floor of Dickinson apartments. The thought was to allow the local nurses association to use the suite to provide health services to residents and to serve as a central point within the Borough of Ridgway for the delivery of these types of services. The objective has been met with greater success than anticipated. In addition to the estimated 30% of Dickinson's residents that use the services provided, many community residents now visit Dickinson apartments to receive health services. The health suite has served as an effective public relations tool by bringing person that would not normally visit a public housing development into the facility. Generally these services include, blood draws, blood pressure screening, blood sugar testing and others as needed.

Promoting self-sufficiency and improving family assets by assisting with employment opportunities was an objective established in 5-year plan. Specifically, the Authority had hoped to increase the number of employed persons. An April 2005 review of household employment indicated that the number of employed persons has neither increased nor decreased - the number of employed heads of households has remained the same. We did notice there were increases in the number of employment age residents determined disabled. In addition, over the past 5 years persons have secured full time employment and have moved from public housing. The Housing Authority has adopted occupancy policies that encourage work by not immediately increasing rent when a person gets a job. In addition, the flat rent schedule has attempted to encourage work by putting a cap on rent being charged.

The Housing Authority believes the working relationship that has been nurtured with the local social service agencies, over the past 5 years, has been especially effective. With the signing of the cooperative agreement with the TANF the Authority anticipates this mutually beneficial relationship will continue.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-year Plan:

The 5-Year Plan is subject to adjustment and change. However, all changes will be incorporated in the subsequent 5 Year Plan and are subject to review by the Resident Advisory Board and the Public Hearing.

b. Significant Amendment or Modification to the Annual Plan:

The PHA has established the following definition for Significant Amendment or Modification". Changes other than those specified below will be undertaken by the PHA staff and reported in the 2007 Annual Plan.

Changes to rent or organization of the waiting list.

Any change with regard to demolition, disposition, designation, homeownership programs or conversion activities (conversion as defined at 24 CFR Part 972.103).

Any change in the Capital Fund Annual Statement that is not in accordance with HUD's fungibility regulations

Note: Any changes permitted, required or requested under specific program instructions or policy directives or required as a result of a HUD operational review will not be considered a Substantial Deviation or a Significant Amendments.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below: *See Attachment A*

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

- Yes No:

In June of each year the Executive Director meets with the Resident Advisory Board and advises them of the availability of the opportunity to serve on the Housing Authority Board. Following this meeting the Director also posts a Notice on the bulletin board at each development advising residents of the opportunity to

serve. To date no public housing resident has expressed an interest in serving on the Board.

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

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

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

Description of Resident Election Process

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

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

Eligible candidates: (select one)

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

Eligible voters: (select all that apply)

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

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

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

- Board.
 Other (explain):

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

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

Ms. June Sorg, Chairperson Elk County Board of Commissioners

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: Commonwealth of Pennsylvania

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

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

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

Public Housing Authorities, (PHA) Agency Plans must be consistent with the Commonwealth's Consolidated Plan. In order to be found to be consistent with the Commonwealth's Consolidated Plan, a Public Housing Authority must demonstrate that one or more of the following activities are included in its agency plan:

- Rehabilitation of the existing public housing stock in a manner that is sensitive to the

needs for accessibility to and visitability by persons with disabilities.

- Demolition of obsolete public housing units.
- Conversion of underutilized and less marketable public housing units into unit configurations that are more marketable.
- Development of new lower density public housing that is conducive to neighborhood revitalization.
- Homeownership initiatives, especially those aimed at promoting the economic self-sufficiency of public housing residents.
- Supportive services, especially those that support the aging in place of senior residents.
- Requests for additional Section 8 vouchers from HUD.
The Housing Authority has obtained a Certification of Consistency with the Commonwealth's Consolidated Plan.

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

Attachment A

**Minutes
 Meeting With the Elk County Housing Authority
 Resident Advisory Board (RAB)
 Five Year Plan and Streamlined Annual Plan for PHA FY 2006
 June 17, 2005**

The following member of the Resident Advisory Board attended the meeting:

Members of the Resident Advisory Board: Sherry Steis, Connie Akers, Brenda Gragg, Sandy Hale, Paul Hale, Tammy Parks, Nancy DeCecchis, Ruth Tyger and Lester Nussbaum.

Pan Lindgren, Project Manager and Kathleen Laughner, Executive Director represented the Elk County Housing Authority.

Mrs. Laughner called the meeting to order at 1:00 PM. She explained the purpose of the meeting was to discuss the 2006-2010 Five Year Plan and the 2006 Streamlined Annual Plan and solicit comments from the members of the RAB on the Housing Authority's planned activities for the period beginning October 1, 2005 and ending September 30, 2006. Mrs. Laughner explained the contents of the Five Year and Annual Plans including the Capital Fund Annual Statement and Five Year Capital Fund Action Plan. She indicated the current Annual Plan is the 6th Annual Plan that the Housing Authority has prepared. Every 5 years the Authority is required to prepare a new Five Year Plan. This is the year a new Five Year Plan has been prepared. This Plan contains an evaluation of Housing Authority progress in meeting the goals of the Five Year Plan

developed in 2001. A status report was given of ongoing capital improvements and those that are projected in the new Annual and Five Year Plans. Mrs. Laughner then asked if there were any comments on the new Five Year or Annual Plans.

A question was asked concerning the replacement of the cooking stoves in the elderly developments in Ridgeway and Johnsonburg. The RAB members were unanimous in their belief that the stoves were worn out and beyond repair. Mrs. Laughner explained that the replacement of the stoves was a major undertaking and has been included as an action item in the 2006 Plan year. She indicated that the Authority agreed that the 30 year old stoves should be replaced. Mr. Laughner indicated that she was attempting to secure new stoves that had improved oven lighting.

The conversation then turned to resident safety, specifically problems related to elevators in both elderly developments. The issue that drew most attention was a problem that developed during a recent evening hour when a resident was stuck in a malfunctioning elevator. Although the problem was resolved, the RAB believed this problem should be corrected. A discussion developed concerning the need to install telephones in the elevators that would automatically alert the Elk County Emergency Center during non-business hours. Mrs. Laughner agreed that this was a serious problem and improved elevator communications had been discussed with the elevator company and were scheduled to take place during this calendar year.

Sherry Steis discussed the newly developed playground at the Duffy family units in Johnsonburg. She indicated that the playground was being well used by neighborhood children. She then discussed the need for a handicapped access road to serve the play area. Because of the hilly topography, it is difficult for a few of the residents that have mobility problems to access the playground. Sandy Hale agreed with these comments. Mrs. Laughner agreed this was a problem and that improved access had been discussed. The Housing Authority decided to use force account work to construct a new roadway to the playground.

The RAB member were pleased to see that Plans for short and long term improvements were in place and were appreciative of the Housing Authority efforts in addressing maintenance and other issues.

With there being no additional comments, Mrs. Laughner adjourned the meeting at 1:45 PM

PHA Response to All Comments:

The Elk County Housing Authority has considered all comments made by the Resident Advisory Board at the June 17, 2005 meeting. No additions or corrections to the proposed 2006-2010 Five Year Plan or the 2006 Streamlined Annual Plan were necessary.

Attachment B

PHA 2006 Annual Plan Response to HUD Inquiries

On September 19, 26, and 28, 2005 the Pittsburgh Office of HUD asked a series of questions related to the Housing Authority's site based waiting lists. In response to these questions, the Housing Authority has updated the Assessment of the Site Based Waiting List Development Demographic Characteristics form that appears on page 17 of the PHA 2006 Annual Plan. This form is included as part of HUD template HUD- 50075-SF. It is also the form recommended in the Public Housing (PHA) Plan Desk Guide (page 33) for assessing demographic changes to the site based waiting lists.

In as much as current Multi-family Tenant Characteristics (MTCS) occupancy data was not available at the time, the Housing Authority Executive Director has certified as to the accuracy of the information that appears on the above mentioned Assessment form. That Certification is attached to this response.

Further, the Housing Authority realizes that as part of maintaining site based waiting lists we are responsible, at least every three years to use independent testers or other means satisfactory to HUD, to assure that the site-based waiting lists are not being implemented in a discriminatory manner and that no patterns or practices of discrimination exist. Although the Housing Authority will attempt to negotiate with HUD a process to assure that the site based waiting lists are being

implemented properly, if an alternative cannot be established, and in order to meet this requirement we will contact the state Human Relations Commission, the Fair Housing Partnership other experienced testing agencies and attempt to contract for testing services. We plan to fulfill this assurance/testing requirement by April 2006.



Elk County Housing Authority

424 WATER STREET EXT. • P.O. BOX 100
JOHNSONBURG, PA 15845-0100
TEL (814) 965-2532 • FAX (814) 965-5616

September 30, 2005

Mr. James Cassidy
335 Sixth Avenue
Pittsburgh, PA 15222-2515

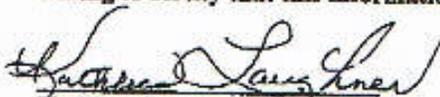
Mr. Cassidy

I have been talking with Debra Martin of your staff regarding the changes in the Elk County Housing Authority's Tenant Composition over the past 3 years. The staff and I have been trying to run a report that would give us that information. But have been unable to get the historic data.

The Project Manager and I have been going over the tenant composition and have realized that we have had the following breakdown of current numbers for each project.

	<u>Ethnicity</u>	<u>Disabled</u>
Ridgway	100% white	37 mentally/physically
Johnsonburg	1 Hispanic	27 mentally/physically

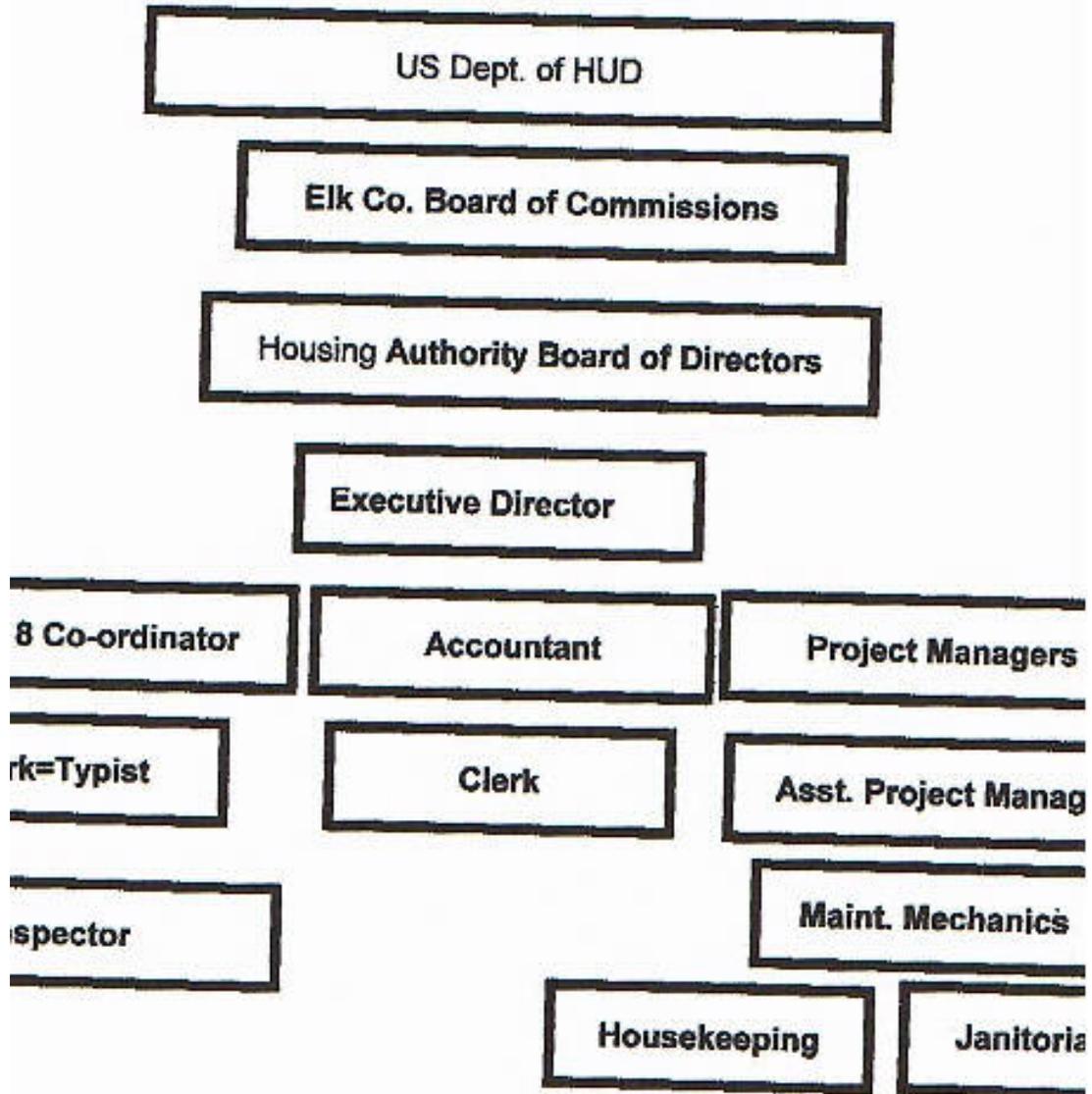
The Authority will be able to give you the historical and current information from the computer in the future. But for now, Pam Lindgren and myself are willing to certify that this information is correct to the best of our knowledge.


Kathleen Laughner Exec. Dir.


Pam Lindgren Site Manager



Elk County Housing Authority Management Organization Chart



Elk County Housing Manages		
<i>St. Joseph's Terrace in Weedville</i>	<i>22 Unit</i>	<i>202 Project</i>
<i>Fox Township Manor Karscy Pa</i>	<i>17 unit</i>	<i>202 Project</i>
<i>Elco Glen St. Marys,PA</i>	<i>32 Unit</i>	<i>Farmers Home</i>

Original Message -----

From: debra_l_martin@hud.gov
To: elk1@alltel.net
Cc: christina_a_palmer@hud.gov ; j_molinaro@hud.gov
Sent: Monday, September 19, 2005 5:25 PM
Subject: PHA Plan Site-based waiting list

Kathy,

Thank you for sending me the information on the Authority's organizational chart. The organizational chart will be included with the Authority's FY2005 5 Year Annual PHA Plan information.

As you and I discussed before, because the Housing Authority has site-based waiting lists, and as part of the 5 year Annual PHA Plan submission requirement, the Authority must assess the racial, ethnic or disability-related tenant composition at each PHA site that may have occurred during the implementation of the site-based waiting list. The Authority's assessment of the tenant composition must be based upon MTCS occupancy data confirmed to be complete and accurate by an independent audit. The independent audit may be the Authority's annual audit.

Before the review of the PHA Plan can be completed and approved, you will need to assess the tenant composition of the Harold Duffy Apartments and the Harold Duffy Hi-Rise in Johnsonburg, and the Dan Dickerson Apartments in Ridgeway using MTCS occupancy data and submit this information to our Office.

In addition to assessing the tenant composition at each development with a site-based waiting list, the Authority must use independent testers to assure that the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exists. HUD regulations require housing authorities with site-based waiting lists to conduct an independent testing program every three years. The results of the testing efforts are to be forwarded to HUD. This information was to be submitted as part of the PHA Plan submission.

When you submit your assessment on the tenant composition of the Authority's sit-based developments, please include an approximate date when the Authority will fulfill the testing requirement. For information or assistance on testing, you may contact the U.S. Department of Justice, the State Human Relations Commission, or the Fair Housing Partnership, or other agencies experienced in testing.

Please see HUD's regulations at 24 CFR Part 903.7(b)(2) regarding assessing tenant composition and testing. If you have any questions, please feel free to contact me.

Your completed assessment should be submitted to our Office by the close of business Friday, September 23, 2005. Please feel free to email your response to me.

Christina Palmer will advise you when to retransmit your PHA Plan.

Original Message -----

From: debra_l._martin@hud.gov
To: elk1@alltel.net
Cc: christina_a._palmer@hud.gov
Sent: Monday, September 26, 2005 11:21 AM
Subject: PHA Plan SBWL Information

Kathy,

Thank you for the information you faxed this morning regarding the racial and ethnic composition of the Harold Duffy and Dan Dickerson Apartments. To meet the requirements of HUD's regulation at 24 CFR 903.7(b)(A), you will need to provide the **changes** in the tenant composition of these developments and **include** the Harold Duffy High Rise.

You have provided what appears to be, current information for Harold Duffy and Dan Dickerson Apartments but to meet the requirement of the regulation, you have to **assess the changes** in the tenant composition. This can be done by providing historic information on the tenant composition along with the current information you have provided our Office.

Please look at the tenant composition from previous years, 2004, 2003, and 2002 if you have it, and forward, your assessment of any changes in the tenant composition.

We are getting very close to the end of our review time, so it is very important that this information be sent as quickly as possible. If you have any questions, please let me know.

Thank you. Debra

Debra L. Martin
Public Housing Revitalization Specialist
U.S. Department of HUD
339 Sixth Avenue
Pittsburgh, PA 15222
412-644-6595
412-644-5486 (Fax)
Debra_L._Martin@hud.gov

Insert File Attachment pa054a02 – FFY 2005 Capital Fund Program Original Annual Statement.

Insert File Attachment pa054b02 – Capital Fund Program 5-Year Action Plan.

Insert File Attachments pa054c02 thru pa054g02 – Performance and Evaluation Reports.

13. Capital Fund Program Five-Year Action Plan

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO50105 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					
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	23,838	20,839		
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	16,000	16,000		
10	1460 Dwelling Structures	178,544	152,000		
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	5,000	5,000		

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: ELK COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28PO50105 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
21	Amount of Annual Grant: (sum of lines 2 – 20)	238,382	208,839		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	193,544	137,000		
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA2850105 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 54-1 DICKENSON APARTMENTS PA 54-1	9/30/07			9/30/09				
PA 54-2 JOHNSONBURG HI-RISE	9/30/07			9/30/09				
PA 54-2 JOHNSONBURG FAMILY UNITS	9/30/07			9/30/09				
P H A W I D E A C T I V I T E S	9/30/07			9/30/09				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name ELK 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: 2006 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2010
PA 54-2 HAROLD DUFFY APTS.- JOHNSONBURG PA (E) ELDERLY	Annual Statement				
(F) FAMILY		187,000	190,500	50,000	128,000
PA 54-1 DAN DICKENSON APTS. RIDGWAY, PA		0	0	98,000	43,000
P H A WIDE ACTIVITIES/COSTS		43,000	44,500	92,000	74,000
CFP Funds Listed for 5-year planning		230,000	235,000	240,000	245,000
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :__4__ FFY Grant: 2008 PHA FY: 2009			Activities for Year: __5_ FFY Grant: 2009 PHA FY: 2010		
Development Name/Number	Major Work Categories	<i>Estimated Cost</i>	Development Name/Number	Major Work Categories	Estimated Cost
PA 54-2 HAROLD DUFFY APTS. JOHNSONBURG PA (E)ELDERLY (F)FAMILY			PA 54-2 HAROLD DUFFY APTS. JOHNSONBURG PA (E)ELDERLY (F)FAMILY		
	(E) COMMON EREA CARPETING	15,000		(E) REPLACE WINDOWS	15,000
	(E) PAINT ALL COMMON AREAS	7,000		(E) REPLACE MAIL BOXES	2,000
	(E) REPLACE FIRE DOORS	3,000		(E) PLASTER WALLS	5,000
	(F) REPLACE 220 CIRCUITS	3,000		(F) PLASTER WALLS	5,000
	(E) REPLACE CLOSET DOORS	5,000		(E) REPLACE EXTERIOR DOORS	8,000
	(F) REPLACE CLOSET DOORS	4,000		(F)REPLACE UNIT CONNECTORS	5,000
	(E) BUILDING SKIRT FLANGE REPAIR	5,000		(E) REFINISH DOORS	9,000
	(E&F)REPLACE FENCING	2,000		(F) REPLACE ALL INTERIOR LIGHTING	10,000
	(E)BUILDING FACIT & SOFIT	6,000		(F)PATIO REPAIRS/UPGRADES	10,000
				(F) REPLACE MAIN ENTRANCE DOORS	2,000

				(F) SIDEWALK REPLACEMENT	13,000
				(F) PAINTING	2,000
				(E)PAINTING	2,000
			PA 54-2 HAROLD DUFFY APTS. (CONT'D)	(E)BOILER ROOM WINDOW CIRCULATING VENT	1,000
				(F) REPLACE WINDOWS	10,000
				(F) REPLACE VINYL FLOOR TILE	8,000
				(F)REPLACE GYPSUM BOARD	4,000
				(F) REPLACE WOOD STAIR TREADS	3,000
				(F) PURCHASE NEW MAILBOXES	2,000
				(E) REPLACE TRASH COMPACTOR	2,000
				(F) HEATING CONNECTION REPLACEMENT	10,000
PA 54-1 DAN DICKENSON APTS. RIDGWAY, PA			PA 54-1 DAN DICKENSON APTS. RIDGWAY, PA		
	OFFICE RENOVATIONS TO ACCOMMODATE NEW TENANT COMPUTER FACILITY	5,000		RENOVATE RESTROOM AREA TO TENANT SPACE	3,000
	MAINTENANCE BUILDING RENOVATION-SOFFIT AND FASCIA.DOORS, ETC.	3,000		BATHRUB LINERS	10,000
	PAINT COMMON AREAS	10,000		BATHROOM CUPBOARDS	3,000
	INSTALL HEATING UNITS IN STAIRWAYS	5,000		REPLACE BOILERS	5,000
	PAINT STAIRWAYS	3,000		REPLACE TRASH COMPACTOR	4,000
	REPLASTER STAIRWAYS	6,000		NEW MAIL BOXES	2,000
	REPLACE ENTRANCE DOORS	5,000		OUTSIDE CONCRETE REPAIR	5,000
PA 54-1 DAN DICKENSON APTS. (CONT'D)	REPLACE SECURITY ENTRANCE SYSTEM	3,000	PA 54-1 DAN DICKENSON APTS. (CONT'D)	NEW KEY ENTRY SYSTEM	7,000
	HAND RAILS, BUMPER GUARDS, CORNER GUARDS	15,000		REPLACE MAIN ENTERANCE DOOR	2,000
	OUTSIDE WINDOW TRIM	10,000		ELECTRICAL CIRCUIT BREAKER REPLACED	2,000

	REPLACE EXHAUST FANS	5,000	PHA ACTIVITIES		
	FLOORS REPLACE WINDOWS	5,000		OPERATIONS 1406	24,000
	FIRE DOOR REPLACEMENT	3,000		COMMUNITY ROOMS RENOVATIONS AND NEW FURNITURE	4,000
				FEES/COSTS	10,000
PHA ACTIVITIES				CONTINGENCY	10,000
	OPERATIONS 1406	24,000		VEHICLE REPLACEMENT	11,000
	OFFICE REVOVATIONS	10,000		NEW KEY SYSTEM (SECURITY)	5,000
	FEES/COSTS	10,000		LAWN EXCAVATING	2,000
	CONTINGETNCY	15,000		BOILERS, PUMPS, AND MOTORS	3,000
	OFFICE FURNITURE	2,000		CONCRETE REPAIRS	2,000
	COOKING STOVE REPLACEMENT	12,000		GENERAL PAINTING AND WALL PAPERING	3,000
	COMPUTER UPGRADES	4,000			
	MAINTENANCE EUIPMENT/TOOLS	2,000			
	PLAYGROUND EQUIPMENT/RENOVATION	6,000			
	MAINT. BUILDINGS	2,000			
	ROOF REPLACEMENT				
	ELEVATOR MAINT.	5,000			
Total CFP Estimated Cost		\$240,000			\$245,000

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450104 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: 3/21/05 <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	23,838	0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	15,000	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	200,000	190,544	0	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450104 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: 3/21/05 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
20	1502 Contingency	11,684	9,000	0	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	256,648	238,382			
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504 compliance		205,544			
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

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

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450104 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	

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

PHA Name: Elk County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28PO5450104 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	
HOUSING AUTHORITY - WIDE ACTIVITIES								
	OPERATIONS	1406		30,000	23,838	0	0	

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA285450104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
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 54-1 DAN DICKENSON APARTMENTS RIDGWAY PA	9/13/06			9/13/08			
PA 54-2 JOHNSONBURG HI-RISE	9/13/06			9/13/08			
HOUSING AUTHORITY WIDE ACTIVITES	9/13/06			9/13/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450103 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 (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2005 <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	27,816	20,371		
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	9,065		
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000	55,000		
10	1460 Dwelling Structures	48,492	40,937		
11	1465.1 Dwelling Equipment—Nonexpendable	0	35,280		
12	1470 Nondwelling Structures	8,000	0		
13	1475 Nondwelling Equipment	82,340	63,340		
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: ELK COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28PO5450103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	15,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	256,648	203,713		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450103 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	
JOHNSONBURG HI-RISE PA 54-2								
	INSTALL THREE HOT WATER MAKERS	1475	2	8,202				
	RESEAL AND STRIPE PARKING LOT	1450		12,000	0			
	INSTALL CIRCULATING PUMP AND BOILERS	1475	2	4,000	0			
	INSTALL STAINLESS STEEL FILTERS ON AIR RETURN VENTS	1475	2	4,000	0			
	REPLACE ALL PUMPS AND MOTORS- HEATING	1475		3,000	0			
JOHNSONBURG FAMILY UNITS PA 54-2								
	INSTALL FIVE HOT WATER MAKERS ON WATER TANKS	1475	5	13,670				
	INSTALL CIRCULATION PUMPS ON BOILERS	1475	5	10,000	0			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO5450203 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 (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2005 <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			0	
2	1406 Operations	4,300		0	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	31,226		28,998.50	0
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: ELK COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28PO5450203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

 Performance and Evaluation Report for Period Ending: 3/31/2005
 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)	2,500		0	0
22	Amount of line 21 Related to LBP Activities	43,026			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	38,276			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P05450102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 3/31/05 <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	25,664	20,000	0	0
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000	20,838	20,838	16,918
8	1440 Site Acquisition				
9	1450 Site Improvement	4,000	46,980	46,950	0
10	1460 Dwelling Structures	156,000	148,361	148,361	86,651.55
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	24,000	14,835	14,835	14,835
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	31,984	5,664	0	0
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: ELK COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P05450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/05 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)	256,648	256,648	230,984	118,404.55
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	0	87,404	89,631	0
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA 28 P05450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
RIDGWAY HI-RISE PA 54-1								
	INSTALL AIR CONDITIONING (CENTRAL)	1460		120,000				MOVED TO FUTURE YEAR
	INSTALL OUTSIDE HANDRAILINGS	1450		4,000	0			MOVED TO PRIOR YEAR
	BRING FIVE EXISTING HANDICAP UNITS UP TO CURRENT STANDARDS	1460		0	63,814	63,814	0	
	REPLACE CEILING TILE AND GRIT RAILS IN ALL COMMON AREAS AND 20 APARTMENTS	1460		0	0	0	0	MOVED TO FUTURE YEAR

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

PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P005450102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
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	
JOHNSONBURG FAMILY UNITS PA 54-2								
	REPLACE BATHROOM CUPBOARDS	1460	40	6,000	0			MOVED TO FUTURE YEAR
	REPLACE THREE CONCRETE STAIRWAYS LEADING TO FAMILY UNITS	1450	3	0	46,950	46,950		MOVED TO FUTURE YEAR
	BATHROOM FLOOR COVERINGS AND REPLACEMENTS	1460	20	0				
	INSTALL TUB LINERS	1460	20	0	58,730	58,730		MOVED TO FUTURE YEAR
	REPLACE BATHROOM CUPBOARDS UNDER SINK	1460	20	0				MOVED TO FUTURE YEAR
	CONSTRUCTION OF ACCESS ROAD TO PLAYGROUNG AREAS	1450		0	0			MOVED TO FUTURE YEAR

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: ELK COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO54501-01 Final Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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} Operations	50,792	28,664	28,664	28,664
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	16,023	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	64,000	5,850	5,850	5,850
10	1460 Dwelling Structures	133,500	141,329	141,329	141,329
11	1465.1 Dwelling Equipment—Nonexpendable	0	70,900	70,400	70,400
12	1470 Nondwelling Structures		6,594	6,594	6,594
13	1475 Nondwelling Equipment	0	38,484	38,484	38,484
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	27,006	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	291,321	291,321	291,321	291,321
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

PHA Name: ELK COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28PO54501-01 Final Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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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
26	Amount of line 21 Related to Energy Conservation Measures				

