

PHA Plans

Streamlined 5-Year/Annual Version

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

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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.

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Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

PHA Name: Williamsport Housing Authority

Version 3

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: *Williamsport Housing Authority* **PHA Number:** *PA062*

PHA Fiscal Year Beginning: (mm/yyyy) *07/2005*

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 176
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 395

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

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

The Williamsport Housing Authority is committed to providing quality, safe, and affordable housing to eligible families in an efficient, ethical, non-discriminatory, and professional manner. Our first and foremost priority is to serve people in need. The Authority understands that simply providing a decent home is not enough since that only alleviates immediate need. Often overlooked are the related social, educational, and economic aspects impacting the living conditions of those we serve and which indirectly invite and encourage governmental dependency rather than promoting self-sufficiency.

Progress Statement FYB 2004/2005:

In attaining its goal, the Williamsport Housing Authority (WHA) has fully supported during the previous year and will continue to promote in future years self-sufficiency, crime prevention, drug elimination and is committed to providing meaningful outlets for the families and youth in our community.

WHA has renewed it's contract obligations with Big Brothers and Big Sisters of Lycoming County providing financial support and rent free office space located at our administrative office building at 605 W. Fourth Street. We are looking to expand the occupancy of other community based agencies that provide services to low income persons and families.

The resident board continues to independently function with a wide variety of community based programs and agencies. In the upcoming year the WHA will be working on building a jurisdiction wide resident association which will consist of members from all program areas served by the Authority.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 - *2004 HOPE VI Application, revitalize current public housing stock to maintain <3% vacancies.*

Progress Statement FYB 2004/2005:

The PHA has maintained its reduced housing vacancies and unit turnaround time by reorganizing duties throughout the agency and streamlining maintenance. The PHA continues to leverage other funding sources for additional or replacement housing through private and other public sources. The PHA has succeeded in developing a Section 8 Homeownership program. The PHA will be submitting a 2004 HOPE VI Application.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) *Maintain High Performer Status*
 - Improve voucher management: (SEMAP score) *Maintain 100%*
 - Increase customer satisfaction: *Streamline Communication.*
 - Concentrate on efforts to improve specific management functions: *Computer hardware/software upgrades to streamline paperwork and management operations, utilize local law enforcement for criminal background checks, out source youth development services with local community organization, staff training.*
 - Renovate or modernize public housing units: *Participate in 2005 Capital Fund Program, Apply for 2004 HOPE VI application.*
 - Demolish or dispose of obsolete public housing: *All or part of PA62-2 and relocate residents to a multi-block area identified by the Community Development as a focus for Community Revitalization.*
 - Provide replacement public housing: *As part of HOPE VI plan.*

- Provide replacement vouchers: *As part of HOPE VI plan.*
- Other: *Affordable mixed income units as part of HOPE VI plan.*

Progress Statement FYB 2004/2005:

The PHA has been rated a High Performer in the PHAS system for the last 10 years and will continue to improve its management functions to maintain this status. WHA retained a consulting team that completed a feasibility study in December 2002 on our Kennedy King Manor project (PA62-2) for the purpose of evaluating the thresholds and scoring involved in a HOPE VI application. Utilizing CFP funds has allowed us to continue with the professional service contract with the HOPE VI coordinator and extend the contract of the HOPE VI consultant to assist in preparation and submission of our 2004 HOPE VI application. The application was submitted on February 1st, 2005 in response to the NOFA published on November 3rd, 2004. Our goal is to demolish all or part of PA62-2 partially rebuild onsite and relocate remaining units and residents to a multi-block area identified by the City of Williamsport Community Development as a focus for Community Revitalization. In order to avoid the "windfall or wipeout" result in the event the HOPE VI application is not approved, we have developed alternative scenarios, "with" and "without" HOPE VI dollars. They involve disposition under HUD's regulations and rely on tax credits and other strategies, thus utilizing most of the time and expenses involved in our effort. Further utilization of CFP funds has allowed us to secure/acquire additional properties in the target area as identified in the HOPE VI plan.

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

Progress Statement FYB 2004/2005:

- *The PHA will utilize the mortgage proceeds from their public housing, Homeownership program, to purchase additional affordable single-family homes and assist in securing mortgages for prospective homebuyers.*
- *Twenty eight (28) units applicable to PH homeownership, twenty five (25) of those units have been purchased.*
- *Section 8 Homeownership program successfully closed on its 2nd property.*
- *Voucher mobility counseling will be done at each annual recertification, briefing and unit transfer.*
- *Outreach to landlords will be done on an as needed basis.*

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)

Progress Statement FYB 2004/2005:

The PHA has provided office space for an on-site community police station at development 62-2. The PHA will be applying for of designation for the elderly at development 62-1, Peter Herdic High-rise. Regarding income mixing, the PHA currently has no problem in achieving this objective. We currently have a good income mix. WHA maintains procedures to deconcentrate poverty. We have funds budgeted in our 2004 CFP grant to install new security cameras which we plan to install in 2005.

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

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

Progress Statement FY 2004/2005:

WHA continues to employ a Family Self Sufficiency/Homeownership coordinator to organize services through partnerships with other community based organizations that provide services relating to family self-sufficiency

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for

families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Progress Statement FYB 2004/2005:

The PHA continues to comply with all applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing neighborhoods and the issuance of section 8 certificates and vouchers is conducted without regard to race, color, religion, creed, sex, handicap, disability, familial status, or national origin.

Other PHA Goals and Objectives: (list below)

Progress Statement FYB 2004/2005:

Community and Resident Service Objectives:

- *The PHA has developed and is successfully operating a model computer technology center at the Kennedy King Manor community center for its residents. The lab is used for student homework, study time, GED training, general education, employment and job searching services. The technology center allows any person to gain access to computer services and develop computer literacy skills necessary in today's world. The PHA also opened a pre-school development workshop at its community center. This workshop is available for low income residents that have preschool children and thus enables the parents to participate in our programs.*
- *The PHA continues to expand partnerships with community based organizations such as Big Brothers and Big Sisters of Lycoming County, YMCA, Pennsylvania College of Technology, Lycoming College, James V. Brown Library, Williamsport Area School District, West End Babe Ruth League, PA Department of Health, Lycoming County Health Improvement Coalition, Campbell Street Community and Youth Association, Project Literacy, and local churches. These partnerships provide educational, asset development, self-sufficiency, and recreational services to the residents of low-income housing and our community.*
- *The resident council continues to function actively and independently. They have established an active youth basketball league, which has concluded it's 3rd successful year and currently serves 60 youth (girls and boys between the ages of 11-15). The objective of the league is to help develop young minds to focus on leadership, teamwork, responsibility, and coordination.*
- *We have entered into a memorandum of understanding with the Campbell Street Family/Youth Community Association, Inc., a.k.a. (The Center), a local community organization, to provide support and motivation to families and youth in both public housing and Section 8 through various programs such as comprehensive learning, after school program, youth intervention/development program, and a family savings account program. This will also serve as a collaborative partnership between The Center and the Authority's resident council.*

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

Table of Contents

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

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	Attachments:	
	- 2005 Capital Fund Program Annual Statement (<i>pa062a03</i>)	
	- 2005 Capital Fund Program 5 Year Action Plan (<i>pa062b03</i>)	
	- 2004 Performance and Evaluation Report (<i>pa062c03</i>)	
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	- 2002 Performance and Evaluation Report (<i>pa062f03</i>)	

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 Williamsport Housing Authority has prepared this Annual PHA Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which public housing residents, participants in the tenant-based assistance program and other members of the public may locate basic PHA policies, rules and requirements related to the operations, programs and services of the agency.

The Mission Statement and the Goals and Objectives were based on information contained in our jurisdiction's Consolidated Plan and will assure that our residents will receive the best customer service.

Excellent customer service and fulfillment of the Mission Statement and Goals and Objectives is ensured by implementation of a series of policies that are on display with this Plan. The Admissions and Occupancy Policy and Section 8 Administrative Plan are the two primary policies on display. These important documents cover the public housing tenant selection and assignment plan, outreach services, PHA's responsibility to Section 8 owners/landlords, grievance procedures, etc.

The most important challenges to be met by the Williamsport Housing Authority during FY 2005 include:

- *Preserve and improve the public housing stock through the Capital Funds activities.*
- *Involve the public housing residents and the Section 8 participants through the Annual Plan Resident Advisory Board.*
- *Train staff and commissioners to fully understand and take advantage of opportunities in the new law and regulations to better serve our residents and the community; and*
- *Identify, develop, and leverage services to enable low-income families to become self-sufficient.*

In closing, this Annual PHA Plan exemplifies the commitment of the Williamsport Housing Authority to meet the housing needs of the full range of low-income residents. The Williamsport Housing Authority, in partnership with agencies from all levels of government, the business community, non-profit community groups, and residents will use this plan as a road map to reach the "higher quality of life" destination for the City of Williamsport.

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	148	-	64
Extremely low income <=30% AMI	137	93%	
Very low income (>30% but <=50% AMI)	11	7%	
Low income (>50% but <80% AMI)	0	-	
Families with children	90	61%	
Elderly families	7	5%	
Families with Disabilities	20	14%	
White	56	38%	
Black/African American	88	59%	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	0	0	
Other	4	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	57	38%	
2 BR	41	28%	
3 BR	36	24%	
4 BR	11	7%	
5 BR	2	1%	
5+ BR	1	1%	
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	490	-	40
Extremely low income <=30% AMI	350	71%	
Very low income (>30% but <=50% AMI)	108	22%	
Low income (>50% but <80% AMI)	32	7%	
Families with children	337	69%	
Elderly families	52	11%	
Families with Disabilities	142	29%	
White	215	44%	
Black/African American	256	52%	
American Indian/Alaska Native	16	3%	
Asian	3	1%	
Native Hawaiian/Other Pacific Islander	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A
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)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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
 - (*Development 62-1, Peter Herdic Highrise*)
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - *Apply for designation of project based vouchers from existing inventory to assist in a privately owned local project.*

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)		
a) Public Housing Operating Fund	659,513.00	
b) Public Housing Capital Fund	299,176.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,574,824.00	
f) Resident Opportunity and Self-Sufficiency Grants	35,542.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 CFP	19,938.09	Public housing capital improvements
2003 CFP (501-03)	56,165.11	Public housing capital improvements
2003 CFP (502-03)	11,582.40	Public housing capital improvements
2004 CFP	280,253.06	Public housing capital improvements
3. Public Housing Dwelling Rental Income	362,420.00	Public housing operations
4. Other income (list below)		
Mortgage Interest Income	43,058.00	Other – Reinvest to expand program
Excess utilities	6,690.00	Public housing operations
Non-dwelling rental	7,404.00	Public housing operations
4. Non-federal sources (list below)		
Total resources	3,356,565.66	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
 - *Pre-qualifications are done at time of application, remaining eligibility qualifications are verified throughout the waiting list period and re-verified when an offer is available.*
- Other: (describe)
 - *Pre-qualifications are done at time of application and reevaluated when an offer for a unit is pending.*

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 Report*

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)
 - *Jurisdictional waiting lists*

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

- PHA main administrative office

- PHA development site management office:
 - Kennedy King Manor, 709 Foresman, Williamsport, PA 17701
- Other (list below)
 - Williamsport Housing Authority Web-site: www.whapa.org

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. **NO**

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

2. What is the number of site based waiting list developments to which families may apply at one time? ___ **N/A**

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___ **N/A**

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: **N/A**

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 NO**

1. How many site-based waiting lists will the PHA operate in the coming year? **None**

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

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

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

- *We are using a weighted point system for preferences (Each applicant with no preference will receive a weighted score of zero. Each applicant with a single preference will receive a weighted score one (1). Each applicant with two preferences will receive a weighted score of two (2). Each applicant with three preferences will receive a weighted score of three (3). Our waiting list will be sorted into groups by preference weight (3), two (2), one (1) and zero (0) and then each group will be sorted by date/time.*

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

Deconcentration Policy for Covered Developments

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

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
 - 1) *General eligibility, (income, previous participation)*
 - 2) *Previous Subsidized housing residency*
 - 3) *Open market rental history*
- Other (list below): *Williamsport Housing Authority Section 8 and Public Housing records.*

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)
Upon request, will provide resident last known address and previous landlord name and mailing address.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)
▪ *Waiting list is closed*

(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:

Granted on a case-by-case basis to meet individual needs where warranted. For example, as a reasonable accommodation to make the program accessible to and usable by a family member with a disability; or to meet extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period; or if the family has made a reasonable effort to locate a unit and after seeking the assistance of the PHA and was not able to locate a unit; or if the family was prevented from finding a unit due to disability accessibility requirements or large size (four or more) bedroom unit requirement.

(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 (*I*), (*I*)

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

4. 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.

- *We are using a weighted point system for preferences (Each applicant with no preference will receive a weighted score of zero. Each applicant with a single preference will receive a weighted score one (1). Each applicant with two preferences will receive a weighted score of two (2). Each applicant with three preferences will receive a weighted score of three (3). Our waiting list will be sorted into groups by preference weight (3), two (2), one (1) and zero (0) and then each group will be sorted by date/time.*

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

PHA Procedures for Notification to Families of Hardship Exceptions

The PHA will notify all participant families, subject to a minimum rent, of their right to request a minimum rent hardship exception under the law.

The Williamsport Housing Authority will document in the family's file that the family has been notified of their right to request a minimum rent hardship exception.

The PHA notification will advise the family that hardship exception determinations are subject to PHA grievance procedures.

The PHA will review all tenant requests for exception from the minimum rent due to financial hardships.

Exceptions to Minimum Rent

The PHA will immediately grant the minimum rent exception to all families who request it.

The Minimum Rent will be suspended until the PHA determines whether the hardship is:

Covered by statute

Temporary or long term

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

HUD Criteria for Hardship Exception

In order for a family to qualify for a hardship exception the family's circumstances must fall into one of the following criteria:

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

Temporary Hardship

If the PHA determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90 day period commencing on the date of the family's request for exemption.

The PHA defines temporary as up to 120 days.

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: *\$25.00 (minimum rent)*

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
 - *Was previously unemployed for at least 12 months.*
- For increases in earned income
 - 1) *(If increase is a result of being enrolled in the FSS Program)*
 - 2) *(If previous employment earned less than \$2575.00 with a 12 months)*
 - 3) *(Had drawn at least \$500 in benefits from TANF over the past six months.)*
- 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)

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) *market rents*

(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) *N/A*
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:
▪ *PA062-2, Kennedy King Manor*
- 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:
▪ *PA062-2, Kennedy King Manor*
* *The PHA will be submitting a current year HOPE VI application which will consist of a mixed finance component.*
- 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:
▪ *PA062-Kennedy King Manor: As an alternative, if our FY 2003 HOPE VI application is not funded or severely restricted, a HOPE IV, II program will be developed targeting this site for an in-house revitalization/rehabilitation project which will utilize our own capital fund program funds along with alternative funding sources.*

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.)
- *PA062-2 Demolish part of buildings to reduce the concentration of units as part of a HOPE VI project.*

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number: <i>PA062-2</i>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <i>01/02/05</i> DD/MM/YY
5. Number of units affected: <i>101</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: N/A a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

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

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

- *We will continue outreach services to recruit potential Section 8 first time homebuyers. Also, as part of our HOPE VI program, we have built-in counseling and home maintenance training components.*

(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 2000 -2004.)

Progress on successfully carrying out mission

In attaining its goal, the Williamsport Housing Authority (WHA) has fully supported during the previous year and will continue to promote in future year's self-sufficiency, crime prevention, and drug elimination and is committed to providing meaningful outlets for the families and youth in our community.

The WHA has made transition of a new public service building, located at 605 W. Fourth Street for the purpose of the Authority's administrative offices, Big Brothers and Big Sisters of Lycoming County and future occupancy of community based agencies that provide services to low income persons and families.

The WHA has expanded the community room and reorganized the resident board at Kennedy King Manor. The resident board is independently functioning with a wide variety of community based programs with cooperation and assistance from a wide variety of community based organizations and agencies. In the upcoming year the WHA will be working on building a jurisdiction wide resident association which will consist of members from all program areas served by the Authority.

The PHA has been rated a High Performer in the PHAS system for the last 10 years and will continue to improve its management functions to maintain this status.

Progress made on Meeting Goals 2000-2004

➤ Increasing assisted housing choices:

We have a successful 28 unit public housing homeownership program, closed on 2 units under our Section 8 homeownership, utilizing mortgage proceeds to purchase additional affordable single family homes. We are conducting voucher mobility counseling at

annual recertifications and outreach efforts are being made to landlords. We are trying to update and expand the inventory of affordable housing in the community by applying for a 2004 Hope VI grant.

➤ ***Improving community quality of life and economic vitality:***

We make efforts to deconcentrate poverty by maintaining a good income mix in our family housing. We are developing a plan to designate housing for the elderly. We have applied for 2004 Hope VI to perform community revitalization.

➤ ***Promoting self sufficiency and asset development:***

WHA continues to employ a Family Self Sufficiency/Homeownership coordinator to organize services through partnerships. Effectively employing the income disallowance has encouraged persons in assisted housing to join our supportive service programs with other community based organizations to help their employability and save money

➤ ***Ensuring equal opportunity in housing for all Americans:***

The PHA complies with all applicable Federal Laws and regulations to ensure that admission to and continued occupancy of public housing neighborhoods and the issuance of section 8 certificates and vouchers are conducted without regard to race, color, religion, creed, sex, handicap, disability, familial status, or national origin.

➤ ***Other community and resident service objectives:***

The PHA continues to successfully operate a model computer technology center at the Kennedy King Manor community center for its residents. The lab is used for student homework, study time, GED training, general education, employment and job searching services. The technology center allows any person to gain access to computer services and develop computer literacy skills necessary in today's world. The PHA also opened a pre-school development workshop at its community center. This workshop is available for low income residents that have preschool children and thus enables the parents to participate in our programs. The PHA continues to expand partnerships with community based organizations such as Big Brothers and Big Sisters of Lycoming County, YMCA, Pennsylvania College of Technology, Lycoming College, James V. Brown Library, Williamsport Area School District, West End Babe Ruth League, PA Department of Health, Lycoming County Health Improvement Coalition, Campbell Street Community and Youth Association, Project Literacy, and local churches. These partnerships provide educational, asset development, self-sufficiency and recreational services to the residents of low-income housing and our community. The resident council continues to function actively and independently. They have established an active youth basketball league which currently serves 60 youth (girls and boys between the ages of 11-15). The objective of the league is to help develop young minds to focus on leadership, teamwork, responsibility and coordination. We have entered into a memorandum of understanding

with the Campbell Street Family/Youth Community Association, Inc., a.k.a. (The Center), a local community organization, to provide support and motivation to families and youth in both public housing and Section 8 through various programs such as comprehensive learning, after school program, youth intervention/development program, and a family savings account program. This will also serve as a collaborative partnership between The Center and the Authority's resident council.

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

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual or objective

b. Significant Amendment or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

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:

b. In what manner did the PHA address those comments? (select all that apply) *N/A*

- 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

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Frank Kinney**

Method of Selection:

Appointment
▪ *Recommended by the Mayor, City Council reviews and makes appointments.*

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

5-years, expires 6/12/08

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

Description of Resident Election Process *N/A*

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

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

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? *N/A*

- 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:

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

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) *City of Williamsport*

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)

- *Affordable opportunities for first-time and other prospective homebuyers*
- *Continued rehabilitation of the owner and rental housing stock, particularly within the low and moderate-income census tracts.*
- *Additional subsidies for rental housing to assist very low and low-income households.*

- *Continued emergency shelter and supportive services provided by social and nonprofit organizations.*
- *Continued transitional housing with supportive services provided by social and nonprofit organizations to assist homeless persons and families to make the transition to permanent housing and self-sufficiency.*

(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:)

- *Private ownership structure of the HOPE IV program requires project base vouchers.*

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

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	PH 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.	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 Policies
N/A	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 checked="" 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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
N/A	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
N/A	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
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
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
X	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
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Williamsport Housing Authority <i>See attachment pa062a03</i>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary		<i>See attachment pa062b03</i>			
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities				<i>See attachment pa062b03</i>		
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Attachment pa062a03

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

6/17/2005

PHA Name: <p style="text-align: center;">Williamsport Housing Authority</p>	Grant Type and Number: Capital Fund Program No: PA26PO6250105 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	29,900.00	-	-	-
3	1408 Management Improvements	43,500.00	-	-	-
4	1410 Administration	29,900.00	-	-	-
5	1411 Audit	500.00	-	-	-
6	1415 Liquidated Damages	0.00	-	-	-
7	1430 Fees and Costs	48,500.00	-	-	-
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	50,000.00	-	-	-
10	1460 Dwelling Structures	91,500.00	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	-	-	-
12	1470 Nondwelling Structures	0.00	-	-	-
13	1475 Nondwelling Equipment	5,376.00	-	-	-
14	1485 Demolition	0.00	-	-	-
15	1490 Replacement Reserve	0.00	-	-	-
16	1492 Moving to Work Demonstration	0.00	-	-	-
17	1495.1 Relocation Costs	0.00	-	-	-
18	1499 Development Activities	0.00	-	-	-
19	1501 Collateralization or Debt Service	0.00	-	-	-
20	1502 Contingency	0.00	-	-	-
21	Amount of Annual Grant (sums of lines 2-20)	\$299,176.00	-	-	-
22	Amount of line 21 Related to LBP Activities	0.00	-	-	-
23	Amount of Line 21 Related to Section 504 Compliance	0.00	-	-	-
24	Amount of Line 21 Related to Security - Soft Costs	0.00	-	-	-
25	Amount of Line 21 Related to Security - Hard Costs	0.00	-	-	-
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	-	-	-

Capital Funds Program Five Year Action Plan

Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA Wide	Operations	26,300.00		
		Administration(Salaries, Benefits)	26,300.00		
		Management Improvements:	20,000.00		
		(Policy updates, training, general TA, compliance products)			
		Upgrade Computer Hardware/Software	5,000.00		
		Audit	500.00		
		Fees & Costs (Planning), Annual PHA Plan Update	20,000.00		
		TOTAL HA-Wide	\$98,100.00		
Annual	PA62-1				
	Peter Herdic	Comprehensive Exterior Modernization	41,250.00		
	High-rise	(repave parking lot, sidewalks, fences, gates, lights picnic pavilion)			
		Emergency Alarm System	36,076.00		
		TOTAL PA62-1 - High-rise	\$77,326.00		
	PA62-1				
Statement	Townhouses	Comprehensive interior Modernization	41,250.00		
		(Kitchen cabinets, bathrooms,flooring,resize 3bdrm to 2bdrm, electric service/panels			
		TOTAL PA62-1 - Townhouses	\$41,250.00		
	PA62-2				
	Kennedy King	Comprehensive Interior Modernization and/or Demo/Dispo.	41,250.00		
	Manor	(Drywall, painting, flooring, kitchen cabinets, doors, bathrooms, furnaces)			
		Comprehensive Exterior modernization	41,250.00		
		(front steps, porch roofs, roofs, siding, gutter downspouts, landscaping, sidewalks)			
		<i>(Alternative to above may be a demo/dispo)</i>			
		TOTAL PA62-2 - Kennedy King Manor	\$82,500.00		
		TOTAL CFP ESTIMATED COST - 2006	\$299,176.00		

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

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA Wide	Operations	26,300.00		
		Administration(Salaries, Benefits)	26,300.00		
		Management Improvements:	20,000.00		
		(Policy updates, training, general TA, compliance products)			
		Upgrade Computer Hardware/Software	5,000.00		
		Audit	500.00		
		Fees & Costs (Planning), Annual PHA Plan Update	20,000.00		
		TOTAL HA-Wide	\$98,100.00		
	PA62-1				
Annual	Peter Herdic	Comprehensive Exterior Modernization	41,250.00		
	High-rise	(repave parking lot, sidewalks, fences, gates, lights picnic pavilion)			
		Emergency Alarm System	36,076.00		
		TOTAL PA62-1 - High-rise	\$77,326.00		
	PA62-1				
	Townhouses	Comprehensive interior Modernization	41,250.00		
		(Kitchen cabinets, bathrooms,flooring,resize 3bdm to 2bdm, electric service/panels			
		TOTAL PA62-1 - Townhouses	\$41,250.00		
	PA62-2				
	Kennedy King	Comprehensive Interior Modernization and/or Demo/Dispo.	41,250.00		
	Manor	(Drywall, painting, flooring, kitchen cabinets, doors, bathrooms, furnaces)			
Statement		Comprehensive Exterior Modernization and/or Demo/Dispo.	41,250.00		
		(front steps, porch roofs, roofs, siding, gutter downspouts, landscaping, sidewalks)			
		<i>(Alternative to above may be a demo/dispo)</i>			
		TOTAL PA62-2 - Kennedy King Manor	\$82,500.00		
		TOTAL CFP ESTIMATED COST - 2007	\$299,176.00		

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

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 4 FFY Grant: 2008 PHA FY: 2008	
2005	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	HA Wide	Operations	26,300.00		
		Administration(Salaries, Benefits)	26,300.00		
		Management Improvements: (Policy updates, training, general TA, compliance products)	20,000.00		
		Upgrade Computer Hardware/Software	5,000.00		
		Audit	500.00		
		Fees & Costs (Planning), Annual PHA Plan Update	20,000.00		
Annual		TOTAL HA-Wide	\$98,100.00		
	PA62-1				
	Peter Herdic	Comprehensive Exterior Modernization	41,250.00		
	High-rise	(repave parking lot, sidewalks, fences, gates, lights picnic pavilion)			
		Emergency Alarm System	36,076.00		
		TOTAL PA62-1 - High-rise	\$77,326.00		
	PA62-1				
	Townhouses	Comprehensive interior Modernization (Kitchen cabinets, bathrooms, flooring, resize 3bdm to 2bdm, electric service/panels)	41,250.00		
Statement					
		TOTAL PA62-1 - Townhouses	\$41,250.00		
	PA62-2				
	Kennedy King	Comprehensive Interior Modernization and/or Demo/Dispo. (Drywall, painting, flooring, kitchen cabinets, doors, bathrooms, furnaces)	41,250.00		
	Manor				
		Comprehensive Exterior modernization and/or Demo/Dispo. (front steps, porch roofs, roofs, siding, gutter downspouts, landscaping, sidewalks)	41,250.00		
		<i>(Alternative to above may be a demo/dispo)</i>			
		TOTAL PA62-2 - Kennedy King Manor	\$82,500.00		
		TOTAL CFP ESTIMATED COST - 2008	\$299,176.00		

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

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009	
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
2005	See	HA Wide	Operations		
			Administration(Salaries, Benefits)		
			Management Improvements: (Policy updates, training, general TA, compliance products)		
			Upgrade Computer Hardware/Software		
			Audit		
			Fees & Costs (Planning), Annual PHA Plan Update		
Annual			TOTAL HA-Wide	\$98,100.00	
		PA62-1			
	Peter Herdic	High-rise	Comprehensive Exterior Modernization (repave parking lot, sidewalks, fences, gates, lights picnic pavilion)	41,250.00	
			Emergency Alarm System	36,076.00	
			TOTAL PA62-1 - High-rise	\$77,326.00	
		PA62-1			
	Statement	Townhouses	Comprehensive interior Modernization (Kitchen cabinets, bathrooms, flooring, resize 3bdm to 2bdm, electric service/panels)	41,250.00	
			TOTAL PA62-1 - Townhouses	\$41,250.00	
		PA62-2			
	Kennedy King	Manor	Comprehensive Interior Modernization and/or Demo/Dispo. (Drywall, painting, flooring, kitchen cabinets, doors, bathrooms, furnaces)	41,250.00	
			Comprehensive Exterior modernization and/or Demo/Dispo. (front steps, porch roofs, roofs, siding, gutter downspouts, landscaping, sidewalks)	41,250.00	
			<i>(Alternative to above may be a demo/dispo)</i>		
			TOTAL PA62-2 - Kennedy King Manor	\$82,500.00	
			TOTAL CFP ESTIMATED COST - 2009	\$299,176.00	

CAPITAL FUND PROGRAM TABLES START HERE

Attachment pa062c03

Annual Statement /Performance and Evaluation Report					6/17/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Williamsport Housing Authority		Grant Type and Number: Capital Fund Program No: PA26PO6250104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/04		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	26,300.00		0.00	0.00
3	1408 Management Improvements	15,000.00		0.00	0.00
4	1410 Administration	26,300.00		0.00	0.00
5	1411 Audit	500.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	73,500.00		18,922.94	18,922.94
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	5,000.00		0.00	0.00
10	1460 Dwelling Structures	30,376.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	80,000.00		0.00	0.00
13	1475 Nondwelling Equipment	42,200.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$299,176.00		\$18,922.94	\$18,922.94
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	35,000.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	58,500.00		0.00	0.00

CAPITAL FUNDS PROGRAMS START HERE

Attachment: pa062d03

Annual Statement /Performance and Evaluation Report Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

3/1/2005

PHA Name: Williamsport Housing Authority	Grant Type and Number: Capital Fund Program No: PA26PO6250103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number
 Performance and Evaluation Report for Program Year Ending **12/31/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	31,601.00	0.00	0.00	0.00
3	1408 Management Improvements	5,000.00	5,000.00	0.00	0.00
4	1410 Administration	26,303.00	26,303.00	22,323.24	22,323.24
5	1411 Audit	500.00	500.00	250.00	250.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	148,500.00	149,518.00	125,609.49	125,609.49
8	1440 Site Acquisition	42,825.00	58,680.16	58,680.16	58,680.16
9	1450 Site Improvement	8,299.00	8,298.84	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	14,728.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$263,028.00	\$263,028.00	\$206,862.89	\$206,862.89
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	15,000.00			
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	10,000.00			

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

3/1/2005

PHA Name: Williamsport Housing Authority		Grant Type and Number: Capital Fund Program No: PA26PO6250103 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	
HA-Wide	Operations	1406		31,601.00	0.00	0.00	0.00	
	Management Improvements (policy updates)	1408		5,000.00	5,000.00	0.00	0.00	
	Administration - pro-rated wages/benefits	1410		26,303.00	26,303.00	22,323.24	22,323.24	
	Audit	1411		500.00	500.00	250.00	250.00	
	Fees & Costs:							
	*Hope VI Application/Study/Consulting Fees	1430	1	75,000.00	76,018.00	76,310.25	76,310.25	100% Complete
	*Hope VI Coordinator	1430	1	48,500.00	48,500.00	48,499.24	48,499.24	100% Complete
	Physical Needs Assessment	1430	1	15,000.00	15,000.00	800.00	800.00	
	Energy Audit	1430	1	10,000.00	10,000.00	0.00	0.00	
	Total 1430							
PA62-2	Purchase vacant lots for recreational use	1440	14	42,825.00	58,680.16	58,680.16	58,680.16	100% Complete
HA-Wide	Landscaping/Sidewalks	1450		8,299.00	8,298.84	0.00	0.00	
HA-Wide	Administrative Office Renovations (Reconfiguration, windows, security doors, paint, carpet)	1470		0.00	14,728.00	0.00	0.00	From 5-year plan
	TOTAL			\$263,028.00	\$263,028.00	\$206,862.89	\$206,862.89	79% Complete

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: pa062e03

Annual Statement /Performance and Evaluation Report					3/1/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Williamsport Housing Authority		Grant Type and Number: Capital Fund Program No: PA26PO6250203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003 Set-Aside Funding	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/04				<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____	
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	52,420.00		\$40,837.60	\$40,837.60
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$52,420.00		\$40,837.60	\$40,837.60
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: pa062f03

Annual Statement /Performance and Evaluation Report 6/17/2005
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p align="center">Williamsport Housing Authority</p>	Grant Type and Number: Capital Fund Program No: PA26PO6250102 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2002</p>
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number 4
 Performance and Evaluation Report for Program Year Ending **12/31/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	25,262.00	0.00	0.00	0.00
3	1408 Management Improvements	2,500.00	2,500.00	2,275.25	2,275.25
4	1410 Administration	25,262.00	25,262.00	25,262.00	25,262.00
5	1411 Audit	500.00	500.00	500.00	500.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	5,000.00	5,102.00	5,102.00	5,102.00
8	1440 Site Acquisition	0.00	107,900.00	107,900.00	101,679.23
9	1450 Site Improvement	31,368.00	28,386.92	27,768.16	27,768.16
10	1460 Dwelling Structures	55,000.00	22,425.00	5,381.50	5,381.50
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	49,469.00	52,044.08	52,044.08	52,044.08
13	1475 Nondwelling Equipment	8,500.00	8,500.00	6,448.92	6,448.92
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	49,759.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$252,620.00	\$252,620.00	\$232,681.91	\$226,461.14
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

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

6/17/2005

PHA Name: Williamsport Housing Authority		Grant Type and Number: Capital Fund Program No: PA26PO6250102 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		
HA Wide	Operations	1406		25,262.00	0.00	0.00	0.00		
	Policy Updates	1408		2,500.00	2,500.00	2,275.25	2,275.25	91%	Complete
	Administration	1410		25,262.00	25,262.00	25,262.00	25,262.00	100%	Complete
	Audit	1411		500.00	500.00	500.00	500.00		
	Fees & Costs	1430		5,000.00	5,102.00	5,102.00	5,102.00	100%	Complete
	Site Acquisitions-Hope VI	1440		0.00	107,900.00	107,900.00	101,679.23		From 5-Year Plan
PA62-2	Landscaping (retaining walls,steps,sidewalks, topsoil, seeding, etc.)	1450		27,368.00	24,816.92	24,198.16	24,198.16	98%	Complete
	Basketball court fence	1450	1	4,000.00	3,570.00	3,570.00	3,570.00	100%	Complete
PA62-1	Carpet replacement	1460	7	25,000.00	17,576.00	532.50	532.50		
	Emergency alarm system	1460		30,000.00	0.00	0.00	0.00		Deferred to Future Year
	Replace roof 748/50 Park Avenue (Emergency)	1460	1	0.00	4,849.00	4,849.00	4,849.00	100%	
PA62-2	Utility shed	1470	1	12,662.00	12,662.01	12,662.01	12,662.01	100%	Complete
	Community room entrance phase#2	1470	1	36,807.00	36,807.07	36,807.07	36,807.07	100%	Complete
	Replace Maintenance Garage Roof (Emergency)	1470	1	0.00	2,575.00	2,575.00	2,575.00		
PA62-1	Playground Equipment	1475	1	8,500.00	8,500.00	6,448.92	6,448.92		
HA Wide	Contingency <i>(limited to 8% of total grant)</i>	1502		\$49,759.00	\$0.00	\$0.00	\$0.00		
	Total Grant			\$252,620.00	\$252,620.00	\$232,681.91	\$226,461.14		Complete

Capital Fund Program Tables

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