

HA 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.

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

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2005

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of Cumberland County

PHA Number: PA075

PHA Fiscal Year Beginning: 07/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 213
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1331

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA

- PHA development management offices
 Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 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 to expand housing opportunities to low income families and provide safe, decent and affordable housing to eligible families in a manner that demonstrates professional courtesy, respect and caring.

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: Enhance market efforts about programs to assist tenants in budget counseling, parenting and life skills.
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other: Increase landlord involvement in the Section 8 program by providing an annual landlord workshop, newsletter, and current information on web site.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) Continue high performer status, reduce vacancy days to 30 by 2006, and average 98% rent collection.
 - Improve voucher management: (SEMAP score) Maintain lease-up at 97%.

- Increase customer satisfaction: Increase landlord participation and tenant knowledge through dissemination of updated information.
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: Continue obligating grants by their due dates, maintain list of major systems longevity.
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: Keep housing drug-free and free from violent criminal activity by adhering to established criminal policy and working closely with local police department. Have police department participate in tenant meetings.
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling: Update packets given to voucher holders at least yearly to reflect new or revised information on places to live.
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards: Review and adjust standards outside of poverty if needed every 6 months.
 - Implement voucher homeownership program: Sign up on average 5 new clients per year under existing program.
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: Advertise and recruit applicants whose incomes are at 80% of AMI.
 - 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): Renew designated housing agreements with HUD on a bi-annual basis.
 - Other: (list below)

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: Continue working preference and bridge housing with service plan preference.
 - Provide or attract supportive services to improve assistance recipients' employability: Continue contracts for budget counseling, life skills and parenting classes.
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: Increase number of tenants served by Supportive Service Coordinators by 10% within the next 2 years.
 - Other: Continue Family Self-Sufficiency Program and increase participation in both Section 8 and Public Housing by 10% within the next year.

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: Follow all required regulations regarding the Americans with Disabilities Act and Equal Opportunity to all applicants/clients.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives:

Ensure all units meet Housing Quality Standards (HQS) and families pay fair and reasonable rents. Continue to have all Public Housing and Section 8 units inspected at least annually and submit reports which identify any repairs or renovations which must be addressed to assure housing is safe and decent.

Maintain high level of standards and professionalism in our day-to-day management of all parts of our program. Continue to provide all employees with the training and education needed to perform their jobs in the most efficient and courteous manner.

Progress to date in meeting goals outlined in Five-year Plan

Rent collection in our Public Housing has maintained at 98%. PHAS (Public Housing

Assessment System) score which assesses the financial condition, physical condition, resident satisfaction and management operations of our public housing has been maintained as High Performer.

CF (Capital Fund Program) – All grants under ACC (Annual Contributions Contract) have met their dates of obligation and expenditures.

Public Housing Homeownership Program – Started with 50 homes, we have sold 47 to first time homebuyers.

Section 8 Voucher Program – A landlord newsletter has been developed to keep landlords informed of program requirements and changes, and landlord meetings are held semi-annually to answer landlord questions and concerns. We continue to update our computerized rent reasonableness database to reflect the current market rents. Our initial interview packet given to incoming clients is continually updated with more information to assist clients to secure suitable housing. Payment standard amounts are evaluated every six months to balance budget requirements and the need to assist clients to expand their housing opportunities. All Section 8 units are inspected at least annually, and any deficiencies are required to be repaired within 30 days.

Section 8 Homeownership Program – The Housing Authority provides all clients with information describing the Homeownership Option requirements. Files are kept on any clients expressing an interest in the program, and they are contacted periodically to determine if we can assist them in any way. As of December 31, 2004, there were 5 participating families. Our ultimate goal is to have 25 families participating in this program.

A computer resource center opened in February 2001 in our public housing neighborhood to meet the needs of our family housing, senior housing and Section 8 residents who cannot afford computers in their homes. Services and programs for public housing residents have been given priority by the hiring of a full-time Resident Initiatives Coordinator.

Continued training of personnel has taken place throughout this past year. Specific training includes: Maintenance issues, occupancy and computer training, tax credit seminars, supportive services for seniors/disabled seminars, health & safety issues, and HUD conferences.

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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	Capital Fund Program 5-Year Action Plan	Attachment C
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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 following information gives an overview of the operations of the Housing Authority of Cumberland County. Specific discretionary policies regarding admission, preferences, minimum rents, income targeting, drug-related and violent criminal activity, and rent setting procedures (flat rents or income based rents) are included.

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

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	49		+4
Extremely low income <=30% AMI	39	80%	
Very low income (>30% but <=50% AMI)	10	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	14	29%	
Elderly families	35	71%	
Families with Disabilities	7	14%	
Race/ethnicity (white)	32	78%	
Race/ethnicity (black)	10	20%	
Race/ethnicity (asian/pacific)	1	2%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	33	67%	-9
2 BR	13	27%	+13
3 BR	2	4%	0
4 BR	1	2%	0
5 BR			
5+ BR			

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	347		781 were pulled off the waiting list over the past 12 months. 12 months ago the waiting list was 471
Extremely low income <=30% AMI	198	57%	
Very low income (>30% but <=50% AMI)	149	43%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	250	77%	
Elderly families	15	5%	
Families with Disabilities	56	18%	
Race/ethnicity (Black)	133	35%	
Race/ethnicity (Hispanic)	38	10%	
Race/ethnicity (Asian)	1	0%	
Race/ethnicity (Caucasian)	212	55%	
Race/ethnicity (American Indian)	2	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

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

B. Strategy for Addressing Needs

Our strategy will be to improve the quality of assisted housing, increase the housing available, improve quality of life, promote self-sufficiency, and ensure equal housing opportunities for all through more efficient management of staff, facilities and resources, by targeting and assisting families with the greatest housing needs, i.e. the working poor and the elderly/disabled, by applying for special purpose vouchers, by continuing to develop supportive services to tenants to increase independence, by providing information to tenants on locations of units outside areas of poverty, and by improving marketing of both the Section 8 and Public Housing programs.

(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:

- 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:

- 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

- 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

- 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:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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

Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	515,000	
b) Public Housing Capital Fund	368,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,461,772	
f) Resident Opportunity and Self-Sufficiency Grants	38,009	
g) Community Development Block Grant	2,035,894	County Municipal Competitive Projects
h) HOME	773,426	Homeownership Opportunities
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
All CDBG funds are obligated		
3. Public Housing Dwelling Rental Income		
	415,000	Public Housing Operating, i.e. staff salaries and benefits, tenant services, maintenance equipment and contracts
4. Other income (list below)		
Affordable Housing Trust Fund (AHTF)	276,000	Affordable Housing Development – county-wide
4. Non-federal sources (list below)		
none		
Total resources	9,883,101	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: When the family is in a position on the waiting list to be offered a housing unit.

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other: Credit checks, screening for suitability, monies owed to Department of Welfare

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year **NOT APPLICABLE**

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.

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

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

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

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

d. Site-Based Waiting Lists – Coming Year **NOT APPLICABLE**

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

Bridge Housing Preference includes a family living in bridge housing and who is working on or has completed a service plan acceptable to the PHA. Also preference is given to single head of household with a child or children under the age of six.

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

1 Date and Time

Former Federal preferences:

- 4 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)

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

Bridge Housing Preference includes a family living in bridge housing and who is working on or has completed a service plan acceptable to the PHA. Also preference is given to

single head of household with a child or children under the age of six.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Tenant Handbook, Management Rules

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

NOT APPLICABLE

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

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

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

B. Section 8

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

(1) Eligibility

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

Name and address of prior landlord if known.

(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)

Public Housing Management Office

(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:

Only if 1) voucher holder is ill or hospitalized for an extensive period, 2) voucher holder can document serious housing search without success, 3) needed to accommodate a person with a disability, and 4) case-by-case basis (extenuating circumstances).

(4) Admissions Preferences

- a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- 1) Residents of bridge housing facilities who have completed an acceptable service plan,

2) a single head of household with a child or children under the age of six, and 3) households transitioning out of single room occupancy (SRO) facilities operated by homeless providers into neighborhood-based permanent housing.

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

1 Date and Time

Former Federal preferences:

- 4 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)

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

1) Residents of bridge housing facilities who have completed an acceptable service plan, 2) a single head of household with a child or children under the age of six, and 3) households transitioning out of single room occupancy (SRO) facilities operated by homeless providers into neighborhood-based permanent housing.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

Notices/Flyers to human service agencies
Brochures
Announcements at human service meetings

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: **NOT APPLICABLE**

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: **NOT APPLICABLE**

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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? **Only when a residents enrolls in the FSS Program.**

(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)

Use of Ceiling Rent analysis.

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)

PHA has an approved exception rent area which is reflected in the payment standard.

b. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) **NOT APPLICABLE**

- 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)

Semi-Annually

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

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

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

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

(1) Hope VI Revitalization

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

6. Demolition and Disposition

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

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

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

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)

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

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

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

1. Must be a Section 8 participant and must have completed at least a one year lease under the Section 8 program.

2. Must provide \$1,000 from personal resources.

3. Must pass HQS inspection for first 3 years.

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

- Include information in initial briefing packets.
- Send information at client’s first year lease renewal.
- Advertise in client newsletter

- Outreach to clients who have previously indicated interest.

(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):

- 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- 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.)

Rent collection in our Public Housing has maintained at 98%. PHAS (Public Housing Assessment System) score which assesses the financial condition, physical condition, resident satisfaction and management operations of our public housing has been maintained as High Performer.

CF (Capital Fund Program) – All grants under ACC (Annual Contributions Contract) have met their dates of obligation and expenditures.

Public Housing Homeownership Program – Started with 50 homes, we have sold 47 to first time homebuyers.

Section 8 Voucher Program – A landlord newsletter has been developed to keep landlords

informed of program requirements and changes, and landlord meetings are held semi-annually to answer landlord questions and concerns. We continue to update our computerized rent reasonableness database to reflect the current market rents. Our initial interview packet given to incoming clients is continually updated with more information to assist clients to secure suitable housing. Payment standard amounts are evaluated every six months to balance budget requirements and the need to assist clients to expand their housing opportunities. All Section 8 units are inspected at least annually, and any deficiencies are required to be repaired within 30 days.

Section 8 Homeownership Program – The Housing Authority provides all clients with information describing the Homeownership Option requirements. Files are kept on any clients expressing an interest in the program, and they are contacted periodically to determine if we can assist them in any way. As of December 31, 2004, there were 5 participating families. Our ultimate goal is to have 25 families participating in this program.

A computer resource center opened in February 2001 in our public housing neighborhood to meet the needs of our family housing, senior housing and Section 8 residents who cannot afford computers in their homes. Services and programs for public housing residents have been given priority by the hiring of a full-time Resident Initiatives Coordinator.

Continued training of personnel has taken place throughout this past year. Specific training includes: Maintenance issues, occupancy and computer training, tax credit seminars, supportive services for seniors/disabled seminars, health & safety issues, and HUD conferences.

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

Substantial Deviation from the PHA Plan will be defined as any action which makes discretionary changes in the plan which affect the mission, goals, or objectives of the housing authority and require board resolution.

b. Significant Amendment or Modification to the Annual Plan

Significant amendments or modifications to the PHA Plan will be defined as any actions which affect change to rent or admissions policies or organization of the waiting list or any change with homeownership programs or conversation activities.

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)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Ms. Rose Hosterman

Method of Selection:

Appointment

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

05/25/2004 – 05/25/2009

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

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on

- ballot
- Other: Appointed by County Commissioners upon recommendation from Housing Authority Board President and Housing Authority staff.

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: Appointed by County Commissioners

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

- 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: 05/25/2005

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

Bruce Barclay, Commissioner-Chairman
Gary Eichelberger, Commissioner – ViceChairman
Richard Rovegno, Commissioner – Secretary

(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: Borough of Carlisle

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
Carlisle's 2004-20008 Consolidated Plan will be available for disbursement May 2005.
- Other: (list below)

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

The Consolidated Plan of the Borough of Carlisle supports the PHA Plan with the following actions and commitments: 1) by providing code enforcement services to ensure safe and decent housing, 2) by continuing to promote homeownership opportunities for low/mod income families, 3) by encouraging self-sufficiency programs designed to assist low income housing tenants to become upwardly mobile and 4) by encouraging supportive living housing for those with mental health problems and persons with physical and mental disabilities.

Consolidated Plan jurisdiction: Commonwealth of Pennsylvania

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

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan.
Promoting fair housing through diversity of race, ethnicity, income level, gender, and/or disability status within the community.
Continue to serve the low-income community with safe, decent, and affordable housing.
The Commonwealth has an extensive stock of older housing that should be maintained through rehabilitation instead of replacement. The Commonwealth

gives priority to projects that seek to maintain and revitalize such areas through housing rehabilitation, as well as infrastructure improvements and new construction in previously developed areas. The Housing Authority will continue through its' public housing modernization grants to maintain and revitalize its public housing neighborhoods in order to enhance their marketability.

The Commonwealth promotes the employment of people at living wage incomes (living wage income is a measure of self-sufficiency). The Housing Authority will continue to promote its Self-Sufficiency Programs in order to increase its participation rate.

Other: (list below)

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

The Consolidated Plan of the Commonwealth of Pennsylvania supports the PHA Plan with the following actions and commitments: 1) recognizing and helping to deal with the problems of working poor families, 2) being cognizant of changes in public housing authorities law, 3) preserving standard conditions of housing units to ensure they remain safe and decent, and 4) recognizing the need for a continuum of housing options including rental, homeowner, assisted housing and housing for the disabled.

(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:)

The 46* of the 48 vouchers we wish to project-base already exist as project-based certificates. These certificates are fully utilized but have HAP contracts which are due to expire soon. Because the HUD Section 8 Certificate Program no longer exists we are asking that these units be reissued through the Housing Choice Voucher Program. The other 2** vouchers we wish to project-base would come from our current Housing Choice Voucher Program allocation.

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

- 21 units * Borough of Mechanicsburg Census Tract 114
- 16 units * Middlesex Township Census Tract 11803
- 6 units* Borough of Newport Census Tract 302
- 2 units Borough of Carlisle Census Tract 122

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
Not applicable	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
Not applicable	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
Not applicable	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input 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
Not applicable	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
Not applicable	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
Not applicable	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
Not applicable	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 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Not applicable	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 checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
Not applicable	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
Not applicable	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: HOUSING AUTHORITY OF THE COUNTY OF CUMBERLAND		Grant Type and Number Capital Fund Program Grant No: Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 Request
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	30,200			
4	1410 Administration	34,670			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	223,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	3,500			
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	80,000			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	381,370			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	10,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	2,000			

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: HOUSING AUTHORITY OF THE COUNTY OF CUMBERLAND		Grant Type and Number Capital Fund Program Grant No: Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2005 Request
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
001	Installation of Dining Room Ceiling Fans	1460	75	7,500				
001	Removal/Replacement of Tiled Floor Covering	1460	35	125,000				
002	Removal/Replacement of Tiled Floor Covering	1460	10	35,000				
002	Installation of Dining Room Ceiling Fans	1460	25	2,500				
003	Installation of Dining Room Ceiling Fans	1460	50	5,000				

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 II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
003	Replacement of Exterior Door Lentils	1460	125	20,000				
005	Reconfiguration/Enlargement of Existing Community Room Kitchen for Handicapped Accessibility	1460	1	10,000				
HA-Wide	Replacement of Public Housing Management Office Door to a Security Door	1470	1	2,000				
HA-Wide	Removal/Purchase of New Phone System in Public Family Housing Management Office	1408	1	7,500				
HA-Wide	Purchase of 2 Computer CPU's in Public Family Housing Management Office	1408	1	700				
HA-Wide	Residential Services to Provide After-School Program/Budget Counseling	1408		20,000				
HA-Wide	Fees & Costs	1430		10,000				
HA-Wide	Administration	1410		34,670				

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 II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Debt Service – The Housing Authority is proposing to use up to \$80,000 in Capital Funds to cover debt service on a loan, the proceeds of which would be used for development costs associated with the production of affordable housing in the county by either the Housing Authority, private non-profit organizations, or limited partnerships involved in the construction of low income housing tax credit developments. The income targeting for such developments will be consistent with the laws and regulations relating to the public housing program.	1501		80,000				
003	Replacement of Community Laundry Room Furniture	1475		3,500				
005	Replacement of Curtains/Shades in Individual Units	1460	50	18,000				

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
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:
SEE ATTACHMENT "C"	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						
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 "B"

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number			Federal FY of Grant:
		Capital Fund Program Grant No: PA26P07550101			2001
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements Soft Costs	61,000	57,357.46	57,357.46	57,357.46
	Management Improvements Hard Costs	2,000	0	0	0
4	1410 Administration	41,855	41,855	41,855.00	41,855.00
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	10,000	13,642.54	13,642.54	13,642.54
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	60,000	75,143.78	60,495.29	60,495.29
10	1460 Dwelling Structures	212,500	184,756.22	199,404.71	199,404.71
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	2,000	2,000.00	2,000.00
13	1475 Nondwelling Equipment	42,797	43,797	43,797.00	40,903.12
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P07550101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18		0			
19	1502 Contingency	0	0	0	0
	Amount of Annual Grant: (sum of lines.....)	418,552	418,552	418,552	415,658.12
	Amount of line XX Related to LBP Activities	0	0	0	0
	Amount of line XX Related to Section 504 compliance	0	20,972	20,972	20,972
	Amount of line XX Related to Security--Soft Costs	6,000	5,670	5,670	5,670
	Amount of Line XX related to Security-- Hard Costs	0	0	0	0
	Amount of line XX Related to Energy Conservation Measures	41,500	59,572.59	59,572.59	59,572.59
	Collateralization Expenses or Debt Service	0	0	0	0

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
001	Individualized Water Meters		1460	75 units	70,000	0	0	0	Removed & was not transferred to another year)
001	Upgrade Playground Equipment		1475	1 site	10,000	10,000.00	10,000	10,000	Complete
001	Bi-fold Closet Doors		1460	75 units	80,000	10,004.57	10,004.57	10,004.57	Complete
001	Fees & Costs		1430	50 units	0	3,292.18	3,292.18	3,292.18	Complete
001	Repair/Replace Floor Covering		1460	25 units	21,000	85,269.91	85,269.91	85,269.91	Complete
002	Remove/Replace Exterior Doors		1460	25 units	36,500	30,316.37	30,316.37	30,316.37	Complete
002	Landscaping Upgrades		1450	400 square feet	10,000	35,051.07	35,051.07	35,051.07	Complete
002	Upgrade Playground Equipment		1475	1 site	11,000	11,000	11,000	11,000	Complete
002	Replace Water Heaters		1460	25 units	5,000	5,000	5,000	5,000	Complete
002	Remove/Replace Exterior Siding		1460	4 bldgs.	9,400	24,256.22	24,256.22	24,256.22	Complete
003	Upgrade Playground Equipment		1475	2 sites	10,197	10,212.00	10,212.00	7,318.12	In Progress
003	Remove/Replace laundry AC		1475	1 bldg.	1,600	1,585.00	1,585.00	1,585.00	Complete
005	Retro-fit Unit – ADA Compliance		1460	2 units	0	20,972.00	20,972.00	20,972.00	Complete
005	Decorative Cornice		1450	1 site	50,000	38,904.71	38,904.71	38,904.71	Complete
005	Remove/Replace wall covering		1460	1 bldg.	5,000	0.00	0.00	0.00	Removed & transferred to CFP 2003
005	Remove/Replace Tile/Carpet		1460	1 bldg.	0	3,937.15	3,937.15	3,937.15	Complete
005	Schematic Drawing		1430	1 bldg.	10,000	6,707.82	6,707.82	6,707.82	Complete

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
009	Gazebo		1470	1 site	2,000	2,000.00	2,000.00	2,000.00	Complete
HA-Wide	Replacement of Copier		1475	1 unit	8,000	8,000.00	8,000.00	8,000.00	Complete
HA-Wide	Fence Installation (Management Office)		1450	1 property	0	1,188.00	1,188.00	1,188.00	Complete
Ha-Wide	Replacement of Maintenance Tools		1475	1 property	0	3,000.00	3,000.00	3,000.00	Complete

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

PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	

HA-Wide	Residential-Services–Afterschool Program/Budget Counseling		1408	149 units	15,000	20,000.00	20,000.00	20,000.00	Complete
HA-Wide	Capital Needs Assessment		1430	208 units	5,000	3,642.54	3,642.54	3,642.54	Complete
HA-Wide	Security Service		1408	36 units	6,000	5,670.00	5,670.00	5,670.00	Complete
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000	31,687.46	31,687.46	31,687.46	Complete
Ha-Wide	Administration		1410	3 staff	41,855	41,855.00	41,855.00	41,855.00	Complete
PHHO (5h)	Replacement of Carpeting		1460	3 units	0	5,000.00	5,000.00	5,000.00	Complete

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program No: PA26P07550101 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
001	6-30-03		6-30-03	6-30-05			
002	6-30-03		6-30-03	6-30-05			
003	6-30-03		6-30-03	6-30-05			
005	6-30-03		6-30-03	6-30-05			
HA-Wide	6-30-03		6-30-03	6-30-05			

CAPITAL FUND PROGRAM TABLES START HERE
ATTACHMENT "B"

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	50,000	50,000	47,680.00	38,408.34
	Management Improvements Hard Costs	8,500	0	0	0
4	1410 Administration	40,000	38,646	38,646.00	38,646.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000	30,000	30,000.00	29,009.07
8	1440 Site Acquisition				
9	1450 Site Improvement	110,000	75,000	75,000.00	75,000.00
10	1460 Dwelling Structures	138,825	170,825	172,649.34	166,696.44
11					
12	1470 Nondwelling Structures	3,100	10,454	10,449.66	10,449.66
13	1475 Nondwelling Equipment	500	6,500	6,500.00	6,500.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P07550102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	19,075	5,538	3,288.00	685.00
	Amount of Annual Grant: (sum of lines.....)	400,000	386,463	384,213.00	365,394.51
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	0	10,000	10,000.00	10,000.00
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	10,000	10,000	10,000.00	10,000.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7550102 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	
						Obligated	Expended		
001	Landscaping		1450	900 square feet	75,000.00.00		75,000.00	75,000.00	Complete
001	Architectural Fees		1430	75 units	15,000.00		15,000.00	15,000.00	Complete
001	Façade Enhancements		1460	75 units	80,000.00		70,446.37	70,446.37	Complete
001	Façade Enhancements		1460	75 units	21,000.00		20,408.95	20,408.95	Complete
003	Remove/Replace bathroom cabinets		1460	50 units	14,325.00		12,683.40	11,569.10	In Progress
003	Replace Water Heaters		1460	40 units	10,000.00		10,000.00	10,000.00	Complete
005	Replace Community Room Carpet		1470	1 bldg.	1,175.66		1,175.66	1,175.66	Complete
005	Retro-fit Unit – ADA Compliance		1460	1 unit	10,000.00		11,342.52	11,342.52	Complete
005	Interior Window Painting		1460	1 bldg.	10,000.00		8,657.48	8,657.48	Complete
005	Large Shed – Maintenance Storage		1470	1 bldg.	4,454.00		4,454.00	4,454.00	Complete
005	Replace Maintenance Tools		1475	1 bldg.	500.00		500.00	500.00	Complete
005	Façade Improvement		1460	1 bldg.	22,531.34		25,330.86	20,492.26	Complete
005	Remove/Replace Carpet		1460	3 hallways elevator 1 office	0		9,486.76	9,486.76	Complete
005	Fees & Costs		1430	1 bldg.	15,000.00		15,000.00	14,009.07	In Progress
005/009	Riding Mower		1475	1	6,000.00		6,000.00	6,000.00	Complete
009	Install Storm Doors		1460	9 units	4,293.00		4,293.00	4,293.00	Complete
009	Pavilion/Gazebo		1470	1	4,820.00		4,820.00	4,820.00	Complete
Hsg-Wide	Resident Initiatives Coordinator		1408	1 staff	33,180.00		32,680.00	23,408.34	In Progress

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7550102 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	
						Obligated	Expended		
Hsg-Wide	Resident Services		1408	149 units	15,000.00		15,000.00	15,000.00	Complete
Hsg-Wide	Administration		1410	3 staff	38646		38,646.00	38646.00	Complete
Hsg-Wide	Contingency		1502	208 units	5,538.00		3,288.00	685	In Progress

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

PHA Name:Housing Authority of Cumberland Cty	Grant Type and Number Capital Fund Program No: PA26PO7550102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
001	06/29/04			06/29/06			
003	06/29/04			06/29/06			
005	06/29/04			06/29/06			
009	06/29/04			06/29/06			
Hsg Wide	06/29/04			06/29/06			
Contingency	06/29/04			06/29/06			

CAPITAL FUND PROGRAM TABLES START HERE
ATTACHMENT “B”

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	55,000		55,000.00	39,487.50
	Management Improvements Hard Costs				
4	1410 Administration	31,798		22,000.00	29,798.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	13,000		3,000.00	12,808.97
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000		40,000.00	2,915.21
10	1460 Dwelling Structures	123,180		73,200.00	87,973.60
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	55,000		55,000.00	16,693.59
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P07550103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	317,978		248,200	128,830.74
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	60,000		0.00	0.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7550103 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	
HA-Wide	Truck Purchase		1475	1 truck	30,000	30,000.00	28,779.38	In Progress	
HA-Wide	Maintenance Equipment Replacement		1475	6 pieces	25,000	25,000.00	9,527.03	In Progress	
001	Upgrade Landscaping		1450	450 square feet	40,000	40,000.00	37,084.79	Pending	
001	Remove/Replace Floor Covering		1460	7 units	20,000	20,000.00	15,206.40	Pending	
009	Install Reverse Gables on Roofs		1460	2 bldgs (9 units)	25,000	0.00	0.00	Pending	
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000	35,000.00	0.00	Pending	
HA-Wide	Administration		1410	3 staff	31,798	22,000.00	22,000.00	Pending	
005	Fees & Costs		1430	50 units	13,000	3,000.00	720.64	In Progress	
005	Electrical Upgrades		1460	50 units	60,000	53,200.00	0.00	Pending	
005	Interior Decorating/Hallways		1460	50 units	18,180	0.00	0.00	Pending	
HA-Wide	Afterschool Program/Budget Counseling		1408	149 units	20,000	20,000.00	15,512.50	Pending	

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

PHA Name:Housing Authority of Cumberland Cty	Grant Type and Number Capital Fund Program No: PA26PO9550103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
001	09/16/05			09/16/07			
002	09/16/05			09/16/07			
003	09/16/05			09/16/07			
005	09/16/05			09/16/07			
009	09/16/05			09/16/07			
HA-Wide	09/16/05			09/16/07			

CAPITAL FUND PROGRAM TABLES START HERE
ATTACHMENT “B”

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P07550206 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	6,337		6,337.00	3,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	57,034		57,034.00	34,312.17
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				

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P07550206 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/04
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	63,371		63,371.00	37,312.17
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

CAPITAL FUND PROGRAM - 2004 REQUEST

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of Cumberland County		Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs	55,000		20,000.00	0.00
	Management Improvements Hard Costs				
4	1410 Administration	36,825		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	29,427		0.00	0.00
10	1460 Dwelling Structures	223,150		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	18,850		1,781.00	1,781.00
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	1502 Contingency				

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

PHA Name: Housing Authority of Cumberland County	Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	368,252		21,781.00	1,781.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	23,150		0.00	0.00
	Collateralization Expenses or Debt Service				

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

PHA Name: Housing Authority of Cumberland Cty		Grant Type and Number Capital Fund Program Grant No: PA26PO7551004 Replacement Housing Factor Grant No:				Federal FY of Grant 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
001	Replace Screen Doors		1460	100 pieces	23,150				Pending
003	Remove/Replace Refrigerators, Stoves, Faucets, Kitchen Cabinets, and Bathroom Vanities		1460	50 units	200,000				Pending
003	Install Fencing to Accommodate Individuality to Units		1450	600 linear feet	29,427				Pending
003	Replacement of Maintenance Garage Door and Maintenance Façade Improvements		1470	2 buildings	18,850		1,781.00	1,781.00	Complete
003	Fees & Costs		1430		5,000				Pending
HA-Wide	After School Program/Budget Counseling		1408	149 Units	20,000		20,000.00	0.00	Pending
HA-Wide	Resident Initiatives Coordinator		1408	1 staff	35,000				Pending
HA-Wide	Administration		1410	3 staff	36,825				Pending

ATTACHMENT “A”

RESIDENT ADVISORY BOARD MEMBERS

Jerry Jones	Two West Penn Apartments (SPH)
Daiemah Johnson	200 Block North Pitt Street (FPH)
Gineen Nickerson	Grandview Court (FPH)
Trudy McFarlane	South Spring Garden Street (FPH)
Andrea Nelson	Grandview Court (FPH)
Linda Holmes	100 Block Lincoln Street (FPH)
Courtney DeMichele	200 Block Lincoln Street (FPH)
Marlene Palmer	300 Block North Pitt Street (FPH)
Jacqueline St. Rose	Grandview Court (FPH)
Ida M. Tonui	300 Block North Pitt Street (FPH)

Request for tenant involvement in the Resident Advisory Board was solicited to all Public Housing Tenants and Section 8 Housing Choice Voucher Clients. Participants were solicited via mail and the Housing Authority web site. There were no interested participants from the Section 8 Housing Choice Voucher program.

Meetings were held for tenant comment on March 3, 2005 and April 4, 2005.

No comments/suggestions were received for the 5 Year Plan and Annual Plan.

ATTACHMENT “C”

5-YEAR ACTION PLAN FOR CAPITAL FUND PROGRAM

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
005	Two West Penn Apartments (public elderly)	Reconfiguration/Enlargement of Existing Community Room Kitchen for Handicapped Accessibility	\$10,000	2005
001	PH Scattered Sites (family)	Installation of Dining Room Ceiling Fans	\$7,500	2005
002	Spring Garden/Pomfret Street (public family)	Installation of Dining Room Ceiling Fans	\$2,500	2005
003	Grandview/Cherry Courts (public family)	Installation of Dining Room Ceiling Fans	\$5,000	2005
003	Grandview/Cherry Courts (public family)	Replacement of Community Laundry Room Furniture	\$3,500	2005
001	PH Scattered Sites (family)	Removal/Replacement of Tiled Floor Covering	\$125,000	2005
002	Spring Garden/Pomfret Street (public family)	Removal/Replacement of Tiled Floor Covering	\$35,000	2005
005	Two West Penn Apartments (public elderly)	Replacement of Curtains/Shades	\$18,000	2005

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
005	Two West Penn Apartments (public elderly)	Removal/Replacement of Kitchen Appliances	\$57,500	2007
001	PH Scattered Site (family)	Project Signage	\$10,000	2006
003	Grandview/Cherry Courts (public family)	Replacement of Exterior Door Lentils	\$20,000	2005
001	PH Scattered Site (family)	Replacement of Site Walkways	\$20,000	2006
002	Spring Garden/Pomfret Streets (public family)	Replacement of Site Walkways	\$5,000	2006
003	Grandview Court/Cherry Court	Replacement of Site Walkways	\$10,000	2006
001	PH Scattered Site (family)	Parking Lot Paving/Resealing	\$15,000	2009
002	Spring Garden/Pomfret Streets (public family)	Parking Lot Paving/Resealing	\$7,500	2009
003	Grandview/Cherry Courts (public family)	Parking Lot Paving/Resealing	\$10,000	2009
003	Grandview/Cherry Courts (public family)	Replacement of Tiled Floor Covering	\$225,000	2006/2008
005	Two West Penn Apartments (public)	Replacement of Hot Water Heaters	\$15,000	2006

Development #	Development Name	Description of Improvement	Estimated Cost	Estimated Start Year
	elderly)			
Housing Wide	Management Improvements	Replacement of public housing management office door to security door	\$2,000	2005
Housing Wide	Management Improvements	Removal/Purchase of new telephone system	\$7,500	2005
Housing Wide	Management Improvements	2 new computer CPU's	\$700	2005
Housing Wide	Management Improvements	Residential Services to provide After-School Program/Budget Counseling	\$100,000	2005/2006/2007/2008/2009
003	Grandview/Cherry Court	Landscaping Upgrades	\$20,000	2007
001	PH Scattered Site (family)	Replace Screen Doors	\$30,000	2007
002	Spring Garden/Pomfret Streets (public family)	Replace Screen Doors	\$10,000	2007
001	PH Scattered Site	Individualize Water Meters	\$80,000	2007
Housing Wide		Fees & Costs	\$50,000	2005/2006/2007/2008/2009
Housing Wide		Administration	\$150,000	2005/2006/2007/2008/2009
Housing Wide		The Housing Authority is proposing to use up to \$80,000 in Capital funds each year to cover debt service on a loan, the proceeds of which would be used for development costs associated with the production of affordable housing in the county by either the Housing Authority, private non-profit organizations, or limited partnerships involved in the construction of low income housing tax credit	400,000	2005/2006/2007/2008/2009

		developments. The income targeting for such developments will be consistent with the laws and regulations relating to the public housing program.		
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TOTAL ESTIMATED COST OVER NEXT 5 YEARS = \$1,431,700

Project	Cost
Project 001	\$287,500
Project 002	\$60,000
Project 003	\$293,500
Project 005	\$100,500
Project 009	\$0.00
Housing Wide (Management Improvements)	\$160,200
Administration	\$130,000
Housing Wide – Loan from Capital Fund to develop multi-family housing	\$400,000

ATTACHMENT “D”

PROJECT-BASED VOUCHER PROGRAM

The Housing Authority of the County of Cumberland plans to “project-base” rather than tenant-based Section 8 vouchers in the coming year.

The 46* of the 48 vouchers we wish to project-base already exist as project-based certificates. These certificates are fully utilized but have HAP contracts which are due to expire soon. Because the HUD Section 8 Certificate Program no longer exists we are asking that these units be reissued through the Housing Choice Voucher Program. The other 2** vouchers we wish to project-base would come from our current Housing Choice Voucher Program allocation.

The number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts) are:

21 units *	Borough of Mechanicsburg	Census Tract 114
16 units *	Middlesex Township	Census Tract 11803
6 units*	Borough of Newport	Census Tract 302
2 units	Borough of Carlisle	Census Tract 122