

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2006

Pa004v04

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

**PHA Plan
Agency Identification**

PHA Name: The Housing Authority of the City of Allentown, PA

PHA Number: PA004

PHA Fiscal Year Beginning: 07/2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

- 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 assist the community by providing equal opportunity for housing in decent, safe, and sanitary conditions for the elderly, families, and persons with disabilities, within the prescribed federal economic guidelines. In conjunction with this mission will be the ongoing effort to promote economic self-sufficiency and an improved quality of life within the community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Consider opportunities to leverage private or other public funds to create additional housing opportunities:
Leverage a future percentage of the Housing Authority annual appropriation of Capital Funds by participating in a statewide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities. Additional details will be provided in Annual Statements if and when implementation would occur.
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
 - Objectives:
 - Improve public housing management: (PHAS score) *FY 2005 PHAS score was 87, or standard performer.*
 - Improve voucher management: (SEMAP score Standard performer.
 - Increase customer satisfaction: *Obtained satisfactory scores in all categories of the 2005 RASS survey.*
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

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

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

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - 1) *Continue to reduce illegal drug activities and crime by continuing to fund programs provided by the Boys and Girls Club activities, and*

Neighborhood Police Programs in conjunction with the City of Allentown.

- 2) *Continued support services for existing tenant council organizations.*
- 3) *Provide social service referrals as needed.*

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

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

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Provide training for the staff and commissioners to ensure compliance with the Quality Housing and Work Responsibility Act of 1998, and whenever needed as new operational requirements are implemented.

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The fiscal year 2006 Annual Public Housing Agency Plan completed by the Allentown Housing Authority is in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The Annual Plan gives participants in housing programs and the general public ready access to the policies, rules, and operational procedures of the Allentown Housing Authorities programs and services, thereby providing a framework for providing more efficient customer service.

In conjunction with the basic Mission Statement, the Allentown Housing Authority will pursue the following goals during the fiscal year 2006;

****Provide alternate funds to continue programs previously funded by the Public Housing Drug Elimination Program.**

****Continued improvement of the public housing properties through the Capital Fund Program.**

****AHA will move forward with the HUD-approved HOPE VI/mixed-finance revitalization activities of the Hanover Acres and Riverview Terrace public housing site (HOPE VI Grant #PA26URD004I104. Key components of the redevelopment effort include:**

>>>Relocation of 419 existing households in accordance with the Uniform Relocation Act. Relocation will occur in two phases and AHA has developed a relocation plan and strategies to assist the residents transition to their new

homes. In addition, AHA secured 341 additional Section 8 Vouchers to accommodate the relocation of HART residents.

>>Provision of a comprehensive package of community and supportive services in collaboration with over 50 local service providers to assist Hart residents achieve greater economic self-sufficiency.

>>Demolition of the entire existing Hart site, which contains 421 units and an existing community building. Demolition will occur in two phases to coincide with relocation and construction phasing.

>>Construction of 322 units in 4 rental phases and one homeownership phase

>Phase 1A includes 80 ACC rental units

>Phase 1B includes 79 LIHTC units

>Phase 2A includes 70 ACC/LIHTC units

>Phase 2B includes 40 ACC/LIHTC units

>Phase 3 includes 53 for-sale units, 24 of which will be offered to buyers earning 80% or below of area median income.

>>Construction of a new 17,000 square-foot community center that will house community and supportive service programs, a neighborhood network center and administrative offices.

>>Acquisition of 12 properties, including a vacant train depot and vacant green space. These newly acquired properties will be integrated into the overall plan.

****Continued involvement and support of resident tenant councils, and the Resident Advisory Board members that represent Conventional and Section 8 Housing programs.**

****Train staff and commissioners as a means of providing better service to the residents and the community.**

****In conclusion, the Allentown Housing Authority looks to the past with pride and satisfaction in accomplishments made, and to a future of hope and opportunity as this organization continues the efforts to meet the public housing needs of the community.**

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	7
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	54
9. Designation of Housing	54
10. Conversions of Public Housing	55
11. Homeownership	57
12. Community Service Programs	59
13. Crime and Safety	61
14. Pets	63
15. Civil Rights Certifications (included with PHA Plan Certifications)	63
16. Audit	63
17. Asset Management	64
18. Other Information	64

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration, Attachment A, Page 67
- FY 2006 Capital Fund Program Annual Statement, Page 33
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2006 Capital Fund Program 5 Year Action Plan, Page 38
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- *Resident Advisory Board Members, Attachment B, Page 68
- *Section 8 Capacity Statement, Attachment C, Page 69
- *Resident Membership of the PHA Governing Board, Attachment D, Page 70
- *Five Year Plan Progress Statement, Attachment E, Page 71
- *Voluntary Conversion Required Initial Assessments, Attachment F, Page 72
- *Operations/Management, organizational chart, Attachment G, Page 73
- *Implementation of Community Service Requirements, Attachment H, Page 74
- *Annual Statement/Performance and Evaluation Report, PA2600450101.
(Submitted as Attachment file pa004a01)
- *Annual Statement/Performance and Evaluation Report, PA2600450102.
(Submitted as Attachment File pa004b01)
- *Annual Statement/Performance and Evaluation Report, PA2600450103.
(Submitted as Attachment File pa004c01)
- *Annual Statement/ Performance and Evaluation Report, PA2600450203.
(Submitted as Attachment File pa004d01)
- *Annual Statement/ Performance and Evaluation Report, PA2600450104.
(Submitted as Attachment File pa004e01)
- *Annual Statement/Performance and Evaluation Report, PA2600450105.
(Submitted as Attachment File pa004f01)
- *Pet Policy (Submitted as Attachment File pa004g01)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements(section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	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
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5266	4	3	3	3	4	3
Income >30% but <=50% of AMI	4045	3	3	3	3	4	3
Income >50% but <80% of AMI	4377	3	3	3	3	4	3
Elderly	4103	2	2	2	2	2	2
Families with Disabilities							
Caucasian	18916	3	3	3	3	3	3
African American	1823	3	3	3	3	3	3
Hispanic/Latino	5859	3	3	3	3	3	3
American Indian Asian & Other	4617	3	3	3	3	3	3

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 07/01/2005-06/30/2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2749		
Extremely low income <=30% AMI	2244	.816	
Very low income (>30% but <=50% AMI)	501	.182	
Low income (>50% but <80% AMI)	4	.002	
Families with children	1728	.629	
Elderly families	271	.099	
Families with Disabilities	852	.310	
Caucasian	568	.207	
African American	353	.128	
Am Indian/Asian/etc	36	.013	
Hispanic	1792	.652	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	866	.315	39
2 BR	1066	.366	37
3 BR	696	.253	54
4 BR	134	.049	15
5 BR	45	.016	4
5+ BR	2	.001	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 20px;">How long has it been closed (# of months)? 10</p> <p style="padding-left: 20px;">Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p style="padding-left: 20px;">Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	3614		
Extremely low income <=30% AMI	2853	.813	
Very low income (>30% but <=50% AMI)	692	.166	
Low income (>50% but <80% AMI)	69	.021	
Families with children	2010	.602	
Elderly families	470	.117	
Families with Disabilities	1141	.278	
Caucasian	832	.230	
African American	513	.142	
Hispanic	2228	.617	
Am Indian/Asian/etc	41	.011	

Housing Needs of Families on the Waiting List

Characteristics by Bedroom Size (Public Housing Only)			
1BR	1442	.399	85
2 BR	1315	.364	88
3 BR	790	.219	48
4 BR	56	.015	16
5 BR	11	.003	5
5+ BR	0		

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 10

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- 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 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	3,888,829	
b) Public Housing Capital Fund	2,606,465	
c) HOPE VI Revitalization	20,000,000	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,946,795	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Prior Year Federal Grants (unobligated funds only) (list below)	1,254,991	
3. Public Housing Dwelling Rental Income	3,995,000	
4. Other income (list below)		
Legal Fees/Maint Charges/Late Fees	185,000	
General Fund Interest	200,000	
4. Non-federal sources (list below)		
Total resources	37,077,080	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: The top 10 of each bedroom size available.
- When families are within a certain time of being offered a unit: (state time)
- Other: Upon initial application.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other: Credit Check.

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. 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? Nine(9).

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? Two(2).

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

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)
Spouse or child abuse, and referral from Social Service Agency
Adult graduates/participants in job training programs

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.

X Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:
Up to 120 days if deemed necessary.

(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)
Spouse or child abuse and referral from Social Service Agency.

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.

X Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3 Residents who live and/or work in 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)
Spouse or child abuse and referral from social service agency

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$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:

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

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$1,000.00
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other; Section 8 fair market rental rates

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)
- Quarterly.

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)

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached, Page 73.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1444 (421 Hope VI related)	30%
Section 8 Vouchers	948	10%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	48	10%
Special Purpose Section 8 Certificates/Vouchers (list individually)	108 Enhanced vouchers 341 HOPE VI vouchers	7% 7%
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Sec 8 Substantial Rehab	100	

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: 1) Admissions and Continued Occupancy Policy. 2) Reasonable Accommodation Policy.

(2) Section 8 Management: 1) Administrative Plan. 2) Reasonable Accommodation Policy.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

Consider opportunities to leverage a future percentage of the Housing Authority annual appropriation of Capital Funds by participating in a state wide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire or create additional housing opportunities. Additional details will be provided in Annual Statements if and when implementation would occur.

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (07/2006)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	100,000
3	1408 Management Improvements	100,000
4	1410 Administration	225,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	100,000
8	1440 Site Acquisition	
9	1450 Site Improvement	170,000
10	1460 Dwelling Structures	676,954
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	70,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	1,000,000
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	2,441,954
21	Amount of line 20 Related to LBP Activities	000
22	Amount of line 20 Related to Section 504 Compliance	70,000
23	Amount of line 20 Related to Security	106,954
24	Amount of line 20 Related to Energy Conservation Measures	000

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA 4-1 Hanover Acres	Dwelling Structures Site Improvements	1460 1450 TOTAL	 \$0
PA4-2 Riverview Terrace	Dwelling Structures Site Improvements	1460 1450 TOTAL	 \$0
PA4-3 Gross Towers	Site Improvements Dwelling Structures 1)Upgrade fire alarm system, install apartment strobes 2) Repair exposed rebar, building exterior 3)Install elevator in Admin Offices	1460 1460 1470 TOTAL	106,954 35,000 70,000 211,954
PA4-4 Cumberland Gardens	Site Improvements Dwelling Structures 1)Replace water lines replace drywall in furnace rooms	1460 TOTAL	155,000 \$155,000
PA4-5E 700 Building	Site Improvements Dwelling Structures	 TOTAL	 \$0
PA4-5F Little Lehigh	Dwelling Structures 1)Install Werzalit Siding on resident bldgs	1460 TOTAL	190,000 \$190,000

PA4-7 Towers East	Site Improvements Dwelling Structures 1)Rebuild parking lot, add drainage	1450	85,000
		TOTAL	\$85,000
PA4-8 Walnut Manor	Site Improvements Dwelling Structures 1)Repair exposed rebar, building exterior	1460	45,000
		TOTAL	\$45,000
PA4-9 Central Park	Site Improvements Dwelling Structures 1)Rebuild parking lot	1450	85,000
		TOTAL	\$85,000
PA4-11 Scattered Sites	Dwelling Structures 1)Repair and seal exterior brick and wood surfaces of buildings	1460	40,000
		TOTAL	\$40,000
PA4-12 Scattered Sites	Site Improvements Dwelling Structures 1)Waterproof basement walls at 636 Godfrey St.	1460	25,000
		TOTAL	\$25,000
PA4-14 Scattered Sites	Site Improvements Dwelling Structures 1)Replace aluminum siding 2)Brickpoint repairs various buildings	1460 1460	20,000 25,000
		TOTAL	\$45,000

PA4-16 Scattered Sites	Site Improvements			
	Dwelling Structures			
	1)Brickpoint repairs various sites	1460	35,000	
		TOTAL	\$35,000	
	TOTAL FOR ALL WORK ITEMS		\$916,954	
PHA Wide	Drug Elimination Activities	1406		
	PA4-2 Riverview Terrace		25,000	
	PA4-4 Cumberland Gardens		50,000	
	PA4-5F Little Lehigh		25,000	
		TOTAL		\$100,000
	Management Improvements(Detail Below)	1408	100,000	
	Administration(Detail Below)	1410	225,000	
	A & E Fees	1430	100,000	
	Hanover Acres/Riverview Terrace Revitalization Process(Detail in Part III)	1490	1,000,000	
		TOTAL	\$1,425,000	
		GRAND TOTAL	\$2,441,954	
	MEMO-1410 Administration, % of Salary And Benefits for the following positions;			
	Executive Director	10		
	Deputy Director	5		
	Comptroller	10		
	Purchasing Agent	5		
	Accountant	5		
	Accountant Assistant	5		
	Building Construction Coordinator	100		
	Clerk Typist	100		
	Executive Secretary	5		
	MEMO-1408 Management Improvements;			
	Expenses for Information Technology Support and Services for the Allentown Housing Authority Computer Network System.			

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule –

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PA4-1	07-08	07-10
PA4-2	07-08	07-10
PA4-3	07-08	07-10
PA4-4	07-08	07-10
PA4-5E	07-08	07-10
PA4-5F	07-08	07-10
PA4-6	07-08	07-10
PA4-7	07-08	07-10
PA4-8	07-08	07-10
PA4-9	07-08	07-10
PA4-011	07-08	07-10
PA4-012	07-08	07-10
PA4-014	07-08	07-10
PA4-016	07-08	07-10
<p>MEMO-1490 Replacement Reserves monies will be utilized along with Tax Credits and HOPE VI funds to revitalize the PA4-1 and PA4-2 Sites. Monies will be obligated and expended according to the deadlines for those two sites and all other sites listed above.</p>		

| | | |

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

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

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

*****NO INFORMATION BELOW DUE TO HOPE VI GRANT AWARD IN 2005*****

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-1	Hanover Acres			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

*****NO INFORMATION BELOW DUE TO HOPE VI GRANT AWARD IN 2005*****

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-3	Gross Towers		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
1) Document management system-Admin office computer network			\$ 125,000
2) Parking lot extension			33,000
3) Computer system support upgrades/software conversions			50,000
4) Redesign lower level office area			50,000
5YR SUB TOTAL			\$ 258,000
1) Add dampers to office AC (central)			\$ 3,000
2) IT hardware modernization			25,000
3) Computer system support upgrades			50,000
4) Install ladder to access mechanical room roof			5,000
5) Replace hallway ventilation units, flrs 2-8			77,800
5YR SUB TOTAL			\$ 160,000
1) Upgrade heat controls (147 DU)			\$ 73,000
2) IT hardware modernization			25,000
3) Upgrade community room décor, public halls 1 st floor			12,000
4) Landscape improvements front entrance			30,000
5) Install ceramic tile, public lobby areas			20,000
6) Modernize public laundry room			12,000
5 YR SUB TOTAL			\$ 172,000
1) Upgrade hallway lights			\$ 33,000
2) Upgrade stair tower lights			15,000
3) Replace first floor dropped ceiling tile system			66,000
4) Trim/remove trees			3,000
5) Install alarms on 3 stairwell exit doors			2,000
6) Install concrete dumpster pads			2,000
7) Replace emergency call buttons in apartments			5,000
8) Install Apt. door knockers/nameplates			9,000
9) Install kitchen stove fire suppression units			47,000
10) Upgrade residential mailbox system			50,000
5 YR SUB TOTAL			\$ 232,000
Total estimated cost over next 5 years			\$ 822,000

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-4	Cumberland Gardens		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace fence 400 row		\$ 22,000	2007
2)Concrete retaining wall, Carlisle to Dauphin Street		240,000	2007
3)Replace water lines, repair drywall in furnace rooms		175,000	2007
4)Replace VCT floors in all dwelling units		300,000	2007
5 YR SUB TOTAL		\$ 737,000	
1)Enlarge dumpster pads		\$ 15,000	2008
2)Quarter round molding (1 st floor)		40,000	2008
3)Trim, caulk windows		150,000	2008
4)Replace storm doors		130,000	2008
5)Apply anti-graffiti paint on building walls and retaining walls		75,000	2008
5YR SUB TOTAL		\$ 410,000	
1)Landscaping, drainage/erosion improvements		\$ 175,000	2009
2)Install new Central playground w/ pad system		40,000	2009
3)Tot lot (2) w/ pad system		40,000	2009
4)Upgrade exterior site lighting		120,000	2009
5)Re-design 504 units (accessibility)		375,000	2009
6)New entrance doors/frames/locks		465,000	2009
5 YR SUB TOTAL		\$ 1,215,000	
1)Replace vinyl siding on all buildings		125,000	2010
2)Replace patio dividers		40,000	2010
3)Replace fence from S. Carlisle to S. Filbert St.		120,000	2010
4)Replace all unit smoke detectors		100,000	2010
5)Install solid core interior doors		320,000	2010
5 YR SUBTOTAL		705,000	
Total estimated cost over next 5 years		\$ 3,067,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-5E	700 Building			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Add game room storage			\$ 2,000	2007
2)Refinish apartment and common area wooden doors			17,000	2007
3)Upgrade stair tower lighting			8,000	2007
4)Install kitchen stove fire suppression units			42,000	2007
5YR SUB TOTAL			\$ 69,000	
1)Sidewalk replacements			\$ 25,000	2008
2)Upgrade lighting in courtyard			15,000	2008
3)Replace elevator VCT flooring			1,000	2008
4)Replace heat boilers			60,000	2008
5)Replace toilets and tubs			195,000	2008
6)Upgrade fire alarm panel			110,000	2008
5 YR SUB TOTAL			\$ 406,000	
1)Install domestic hot water boilers			\$ 40,000	2010
2)Replace unit heat zone valves			70,000	2010
3)Install new water softener			35,000	2010
4)Install ladder to mechanical room roof			5,000	2010
5)Upgrade residential mailbox system			40,000	2010
6)Install ceramic tile, public lobby areas			20,000	2010
5 YR SUB TOTAL			\$ 210,000	
Total estimated cost over next 5 years			\$ 685,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-5F	Little Lehigh		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace original parking lots		\$ 55,000	2007
2)Replace VCT flooring in all dwelling units		105,000	2007
3)Upgrade concrete sidewalks		25,000	2007
4)Replace hot water lines and insulation at K&G Bldgs.		30,000	2007
5)Replace unit gas ranges		25,000	2007
6)Replace unit smoke detectors		45,000	2007
7)Build new resident community center and office space		500,000	2007
5 YR SUB TOTAL		\$ 785,000	
1)Separate kitchen & bath stack vents between adjoining 2 BR units		\$ 36,000	2008
2)Add landscaping		40,000	2008
3)Add tot lot		18,000	2008
4)Add parking lot		25,000	2008
5)Refinish DU staircases		50,000	2008
6)Unit doorbells		11,000	2008
7)Install playground pads		18,000	2008
5 YR SUB TOTAL		\$ 198,000	
1)Drop staircase ceiling area		23,000	2009
2)Replace damaged drywall in selected dwelling units		25,000	2009
3)Trim trees		10,000	2009
4)Replace laundry room ceilings		12,000	2009
5)Install kitchen stove fire suppression units		34,000	2009
5 YR SUB TOTAL		\$ 104,000	
1)Replace interior doors		\$ 145,000	2010
2)Replace zone valves and T-stat, Bldg G&K		8,000	2010
4)Upgrade building chimneys		10,000	2010
5)Apply anti graffiti paint end of buildings		10,000	2010
6)Upgrade exterior site lighting		60,000	2010
7)Install new fence along MLK Blvd.		35,000	2010
8)Install solid core interior doors		135,000	2010
5 YR SUB TOTAL		\$ 403,000	
Total estimated cost over next 5 years		\$ 1,490,000	

NO INFORMATION BELOW DUE TO HOPE VI GRANT AWARD IN 2005

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-6	H.A. Community Building			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years			\$	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-7	Towers East		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1) Replace kitchen & bath VCT floors		\$ 85,000	2007
2) Replace store front windows (Comm. sitting room)		6,000	2007
5 YR SUB TOTAL		\$ 91,000	
1) Replace stairwell lighting		\$ 10,000	2008
2) Upgrade elevator alcoves		24,000	2008
3) Repair concrete exterior building walls, waterproof application		60,000	2008
4) Install ladder to mechanical room roof		5,000	2008
5YR SUB TOTAL		\$ 99,000	
1) Refinish Apt/common area wooden doors		\$ 22,000	2009
2) Install concrete pad for dumpsters		2,000	2009
3) Upgrade craft room cabinets/sink, chairs, tables and storage units		6,000	2009
4) Upgrade tenant entry directory		2,000	2009
5) Install kitchen stove fire suppression units		42,000	2009
5 YR SUB TOTAL		\$ 74,000	
1) Replace kitchen counters/cabinets/sinks		355,000	2010
2) Replace toilets and tubs		195,000	2010
3) Caulk all windows and patio doors		35,000	2010
4) Modernize public laundry room		12,000	2010
5) Install ceramic tile, public lobby areas		20,000	2010
5 YR SUB TOTAL		\$ 617,000	
Total estimated cost over next 5 years		\$ 881,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-8	Walnut Manor		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Install lighted flag pole		\$ 10,000	2007
2)Upgrade electrical transformer/distribution system		70,000	2007
5YR SUB TOTAL		\$ 80,000	
1)Replace porch railings		\$ 90,000	2008
3)Replace apt doors/frames/peepholes		82,000	2008
4)Replace Community Room Cabinets and closet doors		7,000	2008
5)Replace Craft Rm. Cabinets		3,000	2008
6)Replace stair tower lights		6,000	2008
5 YR SUB TOTAL		\$ 188,000	
		\$	
1)Telephone entry system at Walnut St. door		5,000	2009
2)Expand laundry room facilities		6,000	2009
3)Replace domestic water heaters		12,000	2009
4)Install ladder to mechanical room roof		5,000	2009
5 YR SUBTOTAL		\$ 28,000	
1)Install kitchen stove fire suppression units		\$ 49,000	2010
2)Replace toilets and tubs		230,000	2010
3)Upgrade fire alarm panel		120,000	2010
4)Upgrade residential mailbox system		50,000	2010
5)Install ceramic tile, public lobby areas		20,000	2010
6)Modernize public laundry room		12,000	2010
5 YR SUBTOTAL		\$ 481,000	
TOTAL ESTIMATED COST OVER NEXT 5 YEARS		\$ 777,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4—9	Central Park		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace dwelling unit VCT		\$ 125,000	2007
2)Upgrade unit ventilation (K,B)		100,000	2007
5 YR SUB TOTAL		\$ 225,000	
1)Replace water valves to each apartment		\$ 15,000	2008
2)Install ladder to mechanical room roof		5,000	2008
3)Upgrade residential mailbox system		30,000	2008
4)Replace kitchen cabinets/countertops sinks		113,000	2008
5 YR SUB TOTAL		\$ 163,000	
1)Replace hallway carpet (Flotex)		\$ 36,000	2009
2)Replace stair tower lights		4,000	2009
3)Replace dining room lights		14,000	2009
5 YR SUB TOTAL		\$ 54,000	
1)Upgrade public entrance doors		\$ 14,000	2010
2)Replace fence around emergency generator		2,000	2010
3)Modernize public laundry room		12,000	2010
4)Install kitchen stove fire suppression units		39,000	2010
5)Install ceramic tile, public lobby areas		20,000	2010
5 YR SUB TOTAL		\$ 87,000	
Total estimated cost over next 5 years		\$ 529,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-011	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
1)729-31 Walnut St. – separate sewer lines		\$ 13,000	2007
2) Replace dropped ceilings – all DUs		40,000	2007
3)Install kitchen stove fire suppression units		23,000	2007
5YR SUB TOTAL		\$ 76,000	
1)Replace apartment VCT flooring		\$ 40,000	2008
2)Replace electric ranges		5,000	2008
3)Replace bathroom tub/surrounds		35,000	2008
5YR SUB TOTAL		\$ 80,000	
1)Replace kitchen at 516 Gordon St.		\$ 10,000	2009
2)Waterproof Basement walls at 516 Gordon St.		5,000	2009
3)Replace public hallway stairs 412 N. 7 th St.		10,000	2009
4)Install air conditioner sleeves in units		25,000	2009
5 YR SUB TOTAL		\$ 50,000	
Total estimated cost over next 5 years		\$ 206,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
PA4-012	Scattered Sites		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
1)Replace apartment closet doors			\$ 35,000
2)Replace kitchen cabinets, counters, sinks			36,000
5YR SUB TOTAL			\$ 71,000
1)Restroom near laundry room all 3 sites			\$ 60,000
3)Upgrade exterior lights, add park benches Godfrey St.			16,000
5)Emergency call buttons in laundry rooms, all 3 sites			2,000
6)Install kitchen fire suppression units			14,000
5 YR SUB TOTAL			\$ 92,000
1)Replace unit entrance doors 3 sites			14,000
2)Replace all windows 3 sites			155,000
3)Replace aluminum siding at Godfrey St.			20,000
4)Replace window panels at Wyoming St.			10,000
5 YR SUB TOTAL			\$ 199,000
Total estimated cost over next 5 years			\$ 362,000

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-014	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Replace dropped ceilings all units			\$ 115,000	2007
2)Replace electric ranges			18,000	2007
5 YR SUB TOTAL			\$ 133,000	
1)Replace porch – 1950 Chew St.			\$ 11,000	2008
2)Install kitchen fire suppression			24,000	2008
3)Install air conditioner sleeves in apartments			85,000	2008
5 YR SUB TOTAL			\$ 120,000	
1)Replace basement or Bilco doors			\$ 7,000	2009
2)Stucco repair 237 N. 7 th St.			7,000	2009
5 YR SUB TOTAL			\$ 14,000	
1)Replace apartment VCT flooring			\$ 80,000	2010
2)Replace all tub/surrounds			95,000	2010
3)Install vinyl siding and seal exterior wood areas of buildings			50,000	2010
4)Install new concrete basement, 9 th Gordon			10,000	2010
5 YR SUB TOTAL			\$ 235,000	
Total estimated cost over next 5 years			\$ 502,000	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
PA4-016	Scattered Sites			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
1)Install kitchen fire suppression units			\$ 7,000	2007
2)Replace electric ranges			6,000	2007
3)Brickpoint repairs various buildings			20,000	2007
5 YR SUB TOTAL			\$ 33,000	
1)Replace basement or Bilco doors			\$ 3,000	2008
2)Replace aluminum siding at sites			12,000	2008
3)Replace porches			28,000	2008
5 YR SUB TOTAL			\$ 43,000	
1)Replace unit flooring			\$ 35,000	2009
2)Replace tub/surrounds			35,000	2009
3)Replace unit drop ceilings			30,000	2009
4)Install air conditioner sleeves in units			35,000	2009
5 YR SUB TOTAL			\$ 135,000	
Total estimated cost over next 5 years			\$ 211,000	

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

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

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

1. Development name: Hanover Acres, and Riverview Terrace
2. Development (project) number: PA26/004/001, and PA26/004/002
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Hanover Acres and Riverview Terrace
1b. Development (project) number: PA26-004-001, and PA26-004-002
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : 03/31/2006
5. Number of units affected: 421
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 1, 2006 b. Projected end date of activity: September 26, 2008

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the **PHA plan to apply to designate any public housing for occupancy only by the elderly families** or only by families with

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: 1)Gross Towers, 2)700 Building, 3)Towers East, 4)Walnut Manor, 5)Central Park
1b. Development (project) number: 1)PA26-004-003, 2)052, 3)007, 4)008, 5)009.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission : <u>09/01/06</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 626
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development of each site except PA26-004-052

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)

<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

Minimum homeowner down payment of 3% with at least 1% from the applicants resources.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/01/05

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

CSSP will follow the life of the grant, and will make available case management and services to all residents who resided in the 419 occupied units (of the 421) on the HART site at the time of the HOPE VI Grant was awarded.

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Hanover Acres, Riverview Terrace, Cumberland Gardens

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

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

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

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

Hanover Acres, Riverview Terrace, Cumberland Gardens.

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

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

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

Hanover Acres, Riverview Terrace, Cumberland Gardens.

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

X Yes No: Policies on file at the Administrative Office

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:
 - 1) Request for new VCT flooring was requested by representatives of Little Lehigh and Cumberland Gardens. 2) Request for automatic doors on the courtyard side of Walnut Manor were recommended. 3) Improved playground facilities was a suggested improvement. Other general welfare issues were considered for discussion and resolution as applicable, but did not warrant inclusion in the Capital Fund program.

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments List changes below: Item 1 was added to the Capital Fund Physical Improvement lists. Other items are in 5 year plan and can be prioritized to a higher level.
 - Other: (list below)

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: The City of Allentown, Pennsylvania.
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

D. Other Information Required by HUD

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

1. Definition of “Substantial Deviation” and “Significant Amendment and Modification” 903.7(r)(2)

Substantial deviation or significant amendment or modification shall be considered a discretionary change to the Annual Plan and/or Policies of the Allentown Housing Authority that have previously met the full public process and Resident Advisory Board requirements. This discretionary change would alter the fundamental nature of the agency mission, goals, objectives, or plans and thereby require approval of the Board of Commissioners. The implementation of a HUD regulatory requirement shall not be considered to be a significant amendment.

Attachments

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

Attachment A

It is Allentown Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Allentown Housing Authority will affirmatively market our housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each development, the income levels of census tracts in which those developments are located, and the income levels of families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

DECONCENTRATION INCENTIVES

The Allentown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

This attachment is extracted from page 19, Section E of the Allentown Housing Authority "Admissions and Occupancy" policy.

Attachment B
Resident Advisory Board Members

1. Hanover Acres/Riverview Terrace
Mr. James Pagan

6. Central Park
Ms. Anna Milder

2. Cumberland Gardens
Ms. Anita Rich

7. Section 8
Ms. Suzanne Floyd
Ms. Dawn Dundore

3. Little Lehigh
Mr. Juan Ortega

8. Gross Towers/ Towers East
Ms. Ruth Thomas
Ms. Patricia Pabon

4. 700 Building
Ms. Juana Salazar

9. Scattered Sites
Mr. Pedro Vazquez

5. Walnut Manor
Mr. Fredrick Fisher

10. 012 Sites
Ms. Judith Stevens

Attachment C
Section 8 Home Owner Capacity Statement

In compliance with the Section 8 Homeownership Program, as provided at 982.625, the Allentown Housing Authority will meet capacity by using the following regulation.

Establish a minimum homeowner down payment requirement of at least 3 Percent and require that at least 1 percent of the down payment will come from the applicant family's resources.

Attachment D
Resident Membership of the PHA Governing Board

Ms. Jeanne Haney
Walnut Manor
1519 Walnut Street
Allentown, PA

Attachment E
Five year Progress Statement

The Allentown Housing Authority has met the goals established in the 5-Year Plan In the following ways;

1. Strive to obtain HUD's High Performer Classification rating.
2. Meet federal economic guidelines for new tenants.
3. Maintain low vacancy rates through efficient operational procedures.
4. Planning process for a voucher home ownership program begun.
5. Continue the community/resident programs previously underwritten by the Public Housing Drug Elimination Program through use of operating funds, and Capital Funds.

Attachment F

Component 10 (B) Voluntary conversion Initial Assessments

- a) How many of the PHA's developments are subject to the Required Initial Assessments?
Twelve (12).
- b) How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? NONE.
- c) How many Assessments were conducted for the PHA's covered developments?
Twelve (12).
- d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
NONE.
- e) If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. N/A

ATTACHMENT H

Implementation of Public Housing Resident Community Service Requirements

- >Prior to the inception of the Community Service Program inception all current resident households were notified with an addendum to the lease relating the detailed requirements of community service.
- >All new housing applicants were provided with written notification of community service requirements. All admissions policies were amended according to required procedural protocol to indicate their obligations.
- >Program details for completing service requirements or meeting specific requirements to receive an exemption is provided to all Head of Households and other household members if applicable. Comprehensive program details are contained in the Community Service Policy.
- >The Allentown Housing Authority provides lists of various agencies including the Volunteer Center of the Lehigh Valley which is a consortium of many agencies that can provide volunteer opportunities for the completion of Community Service requirements. Tenants are also provided with an informational letter to give to the host agencies explaining Community Service requirements.
- >All documentation of completed volunteer service time is to be provided by the agencies where service is completed, and in turn the resident or agency will be responsible to furnish that independent verification to the Authority for record keeping purposes. Documentation accounting will be kept in the Community Service portion of the Resident Files.
- >The Authority will compile and monitor completed records. If volunteer requirements are not being met the Authority will periodically utilize personal calls or written reminders regarding the unfilled obligations and the impact on future continuation of tenancy.
- >Prior to annual recertification tenants not in compliance with first year volunteer requirements will enter an agreement of remediation and schedule of completion of current year requirements prior to renewal of the lease.
- >The Allentown Housing Authority continues to maintain a Memorandum of Agreement with the local TANF Office. This agreement was renewed on April 1, 2005.

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 01 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: **December 31, 2005**
 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				
4	1410 Administration	200,000.00	211,384.54	211,384.54	211,384.54
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	60,941.25	60,941.25	60,941.25
8	1440 Site Acquisition				
9	1450 Site Improvement	230,500.00	340,465.00	340,465.00	340,465.00
10	1460 Dwelling Structures	2,373,576.00	2,542,820.21	2,542,820.21	2,542,820.21
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	160,300.00	460.00	460.00	460.00
13	1475 Nondwelling Equipment	75,000.00	8,305.00	8,305.00	8,305.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	3,164,376.00	3,164,376.00	3,164,376.00	3,164,376.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 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				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 01 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	Site Improvements 1. Water valve locks & security bolts	1450	37	16,000.00	16,191.00	16,191.00	16,191.00	Complete
TOTAL				16,000.00	16,191.00	16,191.00	16,191.00	
PA 4-2 Riverview Terrace	Site Improvements 1. Repair concrete sidewalks, steps 2. Paint retaining walls (anti-graffiti) 3. Water valve locks & security bolts	1450 1450 1450	LS 7 10	50,000.00 25,000.00 2,800.00	50,200.00 41,249.00 2,858.00	50,200.00 41,249.00 2,858.00	50,200.00 41,249.00 2,858.00	Complete Complete Complete
	Dwelling Structure 1. Replace 4 boiler room doors/frames locks (original boiler rooms) 2. Kitchen cabinet drawers/reface	1460	4	4,800.00	5,295.00	5,295.00	5,295.00	Complete
TOTAL				82,600.00	180,288.50	180,288.50	180,288.50	C#811 from CFP 2000
PA 4-3 Gross Towers	Dwelling Structure 1. Trash compactor 2. Air curtain (heated) 3. Emergency outlets in hallway 4. Replace tww a/c heat pumps w/ controls 5. Replace hallway carpet (2-8) Flotex 6. Install exhaust fan in trash room 7. Install floor drain in trash room	1460 1460 1460 1460 1460 1460 1460	1 1 21 30 7 1 1	19,000.00 8,000.00 2,400.00 48,000.00 115,000.00 2,500.00 2,000.00	14,717.00 3,466.00 5,882.00 70,660.48 78,311.00 16,353.00 1,346.00	14,717.00 3,466.00 5,882.00 70,660.48 78,311.00 16,353.00 1,346.00	14,717.00 3,466.00 5,882.00 70,660.48 78,311.00 16,353.00 1,346.00	Complete Complete Complete Complete Complete Complete Complete
	Non-Dwelling Structure 1. Auto door refrigeration room (cafeteria)	1470	1	160,300.00	460.00	460.00	460.00	Complete
	Non-Dwelling Equipment 1. Xerox printer/plotter & 2 blueprint storage drawers	1475	LS	75,000.00	8,305.00	8,305.00	8,305.00	Complete
TOTAL				432,200.00	199,500.48	199,500.48	199,500.48	
PA 4-4 Cumberland Gardens	Fees and Costs 1. A&E fees	1430		-	1,060.00	1,060.00	1,060.00	Add. Due to Dwell Strut. #3.
	Site Improvements 1. Erosion Control 2. Stripe parking lot 3. Clean fence line vegetation 4. Add storm drains	1450 1450 1450 1450	LS LS LS 6	14,000.00 8,000.00 7,500.00 64,200.00	14,180.00 8,254.00 - 134,712.00	14,180.00 8,254.00 - 134,712.00	14,180.00 8,254.00 - 134,712.00	Complete Complete Not started Complete
	Dwelling Structures 1. Interior doors/frames/locksets solid panel/pine painted 2. Replace electrical meter bases 3. Replace Hot water heaters	1460 1460 1460	200 DU 51 DU 200 DU	325,000.00 128,650.00 -	361,332.25 84,334.00 63,307.69	361,332.25 84,334.00 63,307.69	361,332.25 84,334.00 63,307.69	Complete Complete From FY 2004
TOTAL				547,350.00	667,179.94	667,179.94	667,179.94	

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5E 700 Building	Dwelling Structures 1. Replace roof w/.060 EPDM + 3' isocyanurate 2. Refurbish entry portico 3. Replace 1st floor dropped ceiling 4. Entry door air curtain (heated) 5. Replace dumpster removal door 6. Replace boiler burners and pumps 7. Replace kitchen/bath VCT 8. Add heat to bathrooms 9. Add emergency pull cords(2 BR's) 10. Install emergency outlets in hall 11. Install emergency pull cords (trash,laundry) 12. Add motorized louvers in boiler room. 13. Replace heat circulator pumps	1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	LS LS LS LS LS 129 DU 129 DU 4 DU 17	110,000.00 20,616.00 12,500.00 16,000.00 4,000.00 55,000.00 45,000.00 32,500.00 3,500.00 3,250.00	125,250.00 69,823.00 27,076.00 5,849.00 5,411.00 59,344.00 73,007.00 46,385.00 9,901.00 6,933.00	125,250.00 69,823.00 27,076.00 5,849.00 5,411.00 59,344.00 73,007.00 46,385.00 9,901.00 6,933.00	125,250.00 69,823.00 27,076.00 5,849.00 5,411.00 59,344.00 73,007.00 46,385.00 9,901.00 6,933.00	Complete Complete Complete Complete Complete Complete Complete Complete Complete Complete Complete Incl. with Dwell Struct #10 work Incl. with Dwell Struct #6 work Incl. with Dwell Struct #6 work
TOTAL				302,366.00	428,979.00	428,979.00	428,979.00	
PA 4-5F Little Lehigh	Site Improvements 1. Repair/replace concrete walks/steps 2. Replace 5 bdrm unit sewer lines Dwelling Structures 1. Replace bathroom sinks 2. Replace toilets (loflow) 3. Replace distribution panels & house panels 4. Replace floor drains 5. Exterior Doors 6. Atic doors	1450 1450 1460 1460 1460 1460 1460	LS 10 DU 76 DU 76 DU 76 DU 10 DU 56	16,000.00 24,000.00 30,000.00 40,000.00 118,560.00 - - -	16,750.00 39,155.00 57,238.00 25,096.00 109,147.00 13,441.00 10,514.00 12,000.00	16,750.00 39,155.00 57,238.00 25,096.00 109,147.00 13,441.00 10,514.00 12,000.00	16,750.00 39,155.00 57,238.00 25,096.00 109,147.00 13,441.00 10,514.00 12,000.00	Complete Complete Complete Complete Complete Site Imp #2 - add. Work C#811 from CFP 2000 C#811 from CFP 2000
TOTAL				228,560.00	283,341.00	283,341.00	283,341.00	
PA 4-7 Towers East	Dwelling Structures 1. Entry door air curtain 2. Add bathroom heat 3. Replace trash compactor 4. Replace corridor ceilings, common areas 5. Install emergency outlets in hallway	1460 1460 1460 1460 1460	1 129 DU 1 LS 24	8,000.00 32,250.00 19,000.00 20,000.00 4,350.00	2,923.00 46,385.00 14,717.00 2,060.74 5,043.00	2,923.00 46,385.00 14,717.00 2,060.74 5,043.00	2,923.00 46,385.00 14,717.00 2,060.74 5,043.00	Complete Complete Complete Complete Complete
TOTAL				83,600.00	71,128.74	71,128.74	71,128.74	

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				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 01 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	Dwelling Structures 1. Replace trash compactor 2. Replace kitchen countertops, cabinets, sinks, faucets 3. Replace carpet in DU 4. Replace ttw/ac/heat 5. Entry door air curtains 6. Replace hallway carpet w/ Flotex 7. Install emergency outlets in hallways 8. Install emergency pull cords in trash & laundry rooms	1460 1460 1460 1460 1460 1460 1460 1460	1 142 DU 150 DU 8 1 8 28 9	19,000.00 420,000.00 240,000.00 5,350.00 16,000.00 130,000.00 3,000.00 4,000.00	14,717.00 342,790.00 234,017.00 10,783.55 5,849.00 68,515.00 2,942.00 6,364.00	14,717.00 342,790.00 234,017.00 10,783.55 5,849.00 68,515.00 2,942.00 6,364.00	14,717.00 342,790.00 234,017.00 10,783.55 5,849.00 68,515.00 2,942.00 6,364.00	Complete Complete Complete Complete Complete Complete Complete Complete
TOTAL				837,350.00	685,977.55	685,977.55	685,977.55	
PA 4-9 Central Park	Site Improvements 1. Remove vegetation from fence line Dwelling Structures 1. Replace trash compactor 2. Entry door air curtain 3. Replace vanity, sinks, bath bars 4. Add emergency pull cords (laundry/trash rooms) 5. Install emergency outlets in highways 6. Replace dropped ceiling (common areas)	1450 1460 1460 1460 1460 1460	LS 1 1 67 DU 6 9 LS	3,000.00 19,000.00 8,000.00 3,750.00 4,000.00 2,000.00 22,000.00	16,916.00 14,717.00 2,923.00 4,669.00 4,244.00 2,942.00 29,490.00	16,916.00 14,717.00 2,923.00 4,669.00 4,244.00 2,942.00 29,490.00	16,916.00 14,717.00 2,923.00 4,669.00 4,244.00 2,942.00 29,490.00	Complete Complete Complete Complete Complete Complete Complete
TOTAL				61,750.00	75,901.00	75,901.00	75,901.00	
PA 4-11 Scattered Sites	Dwelling Structures 1. Replace closet doors 2. Paint exterior of all building/siding 412 N. 7th St. 810 Walnut St.	1460 1460 1460 1460	14 DU LS	7,500.00 10,000.00	17,520.00 -	17,520.00 -	17,520.00 -	Complete Not started
TOTAL				17,500.00	17,520.00	17,520.00	17,520.00	
PA 4-12 Scattered Sites	Dwelling Structures 1. Replace entry doors/frames/locks at Godfrey & Page Streets 2. Waterproof basement walls 636 Godfrey St. 3. Waterproof basement walls Albert & Wyoming Streets	1460 1460 1460	4 LS LS	4,000.00 10,500.00 10,500.00	5,295.00 4,124.50 17,064.50	5,295.00 4,124.50 17,064.50	5,295.00 4,124.50 17,064.50	Complete Complete Complete
TOTAL				25,000.00	26,484.00	26,484.00	26,484.00	

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				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 01 Replacement Housing Factor Grant No:				2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-14 Scattered Sites	Dwelling Structures 1. Replace closet doors 2. Paint, repair exterior 228 Ridge St. 3. Paint wall covering (hallway) 101 N. 3rd street 4. Paint/wall covering (hallway) 9th & Gordon Sts. 5. Install cast iron radiation 145-9 Linden St. 6. Paint stucco 145-9 Linden St. 7. Replace exterior meters bases where required 9th & Gordon, 145-9 Linden	1460 1460 1460 1460 1460 1460 1460	52 DU LS LS LS 5 DU LS 2	25,000.00 8,000.00 7,900.00 6,200.00 21,000.00 76,500.00 52,000.00	44,494.00 49,499.50 8,251.50 8,251.50 52,330.00 49,499.50 10,950.00	44,494.00 49,499.50 8,251.50 8,251.50 52,330.00 49,499.50 10,950.00	44,494.00 49,499.50 8,251.50 8,251.50 52,330.00 49,499.50 10,950.00	Complete Complete Complete Complete Complete On-going On-going
TOTAL				196,600.00	223,276.00	223,276.00	223,276.00	
PA 4-16 Scattered Sites	Dwelling Structures 1. Replace closet doors	1460	14 DU	8,500.00	17,343.00	17,343.00	17,343.00	Complete
TOTAL				8,500.00	17,343.00	17,343.00	17,343.00	
HA-Wide	Administration A&E Fees	1410 1430		200,000.00 125,000.00	211,384.54 59,881.25	211,384.54 59,881.25	211,384.54 59,881.25	Add. Exp.-Retiree Acc. Time Complete
TOTAL				325,000.00	271,265.79	271,265.79	271,265.79	
GRAND TOTAL				3,164,376.00	3,164,376.00	3,164,376.00	3,164,376.00	

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

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 01 Replacement Housing Factor Grant No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-2	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-3	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-4	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-5E	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-5F	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-7	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-8	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-9	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-11	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-12	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-14	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA 4-16	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	
PA-Wide	6/30/03	6/30/03	6/30/03	6/30/05	6/30/05	6/30/05	

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 02 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: December 31, 2005
 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	201,840.00	201,840.00	201,840.00	201,840.00
3	1408 Management Improvements	30,000.00	30,000.00	30,000.00	30,000.00
4	1410 Administration	200,000.00	240,000.00	240,000.00	200,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	69,340.00	69,340.00	68,974.40
8	1440 Site Acquisition				
9	1450 Site Improvement	658,403.00	607,001.30	607,001.30	586,696.17
10	1460 Dwelling Structures	1,793,010.00	1,861,905.30	1,861,905.30	1,845,306.62
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	12,000.00	10,166.40	10,166.40	10,166.40
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	3,020,253.00	3,020,253.00	3,020,253.00	2,942,983.59
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Cos	29,000.00	40,300.90	40,300.90	40,300.90
25	Amount of line 20 Related to Energy Conservator	482,000.00	513,197.00	513,197.00	513,197.00

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 02 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	Operations 1. Salaries, benefits, training	1406		93,240.00	93,240.00	93,240.00	93,240.00	Completed
TOTAL				93,240.00	93,240.00	93,240.00	93,240.00	
PA 4-2 Riverview Terrace	Operations 1. Salaries, benefits, training	1406		28,700.00	28,700.00	28,700.00	28,700.00	Completed
	Dwelling Structure 1. Replace bath ceiling with structo glass	1460	LS	40,000.00	29,389.00	29,389.00	29,389.00	Completed
TOTAL				68,700.00	58,089.00	58,089.00	58,089.00	
PA 4-3 Gross Towers	Dwelling Structure 1. Office areas, carpet, repair wall	1460	LS	107,000.00	-	-	-	Not started
	2. Investigate, correct front office water seepage	1460	LS	75,000.00	68,598.00	68,598.00	68,598.00	Completed
	3. Boiler insulation valves	1460	LS	28,000.00	8,814.00	8,814.00	8,814.00	Completed
	4. Simplex smoke detectors	1460	147 DU	25,000.00	43,172.00	43,172.00	43,172.00	Completed
	5. Install oxygen/defibrillator in public areas	1460	LS	4,000.00	-	-	-	Not started
TOTAL				239,000.00	120,584.00	120,584.00	120,584.00	
PA 4-4 Cumberland Gardens	Operations 1. Salaries, benefits, training	1406		57,900.00	57,900.00	57,900.00	57,900.00	Completed
	Site Improvements 1. Long St. retaining wall w/fence (concrete)	1450	LS	165,000.00	170,714.46	170,714.46	170,714.46	Completed
	2. Erosion control (lower 3 sections)	1450	LS	140,253.00	-	-	-	Not started
	Dwelling Structures 1. Roof flange replacement	1460	1	15,000.00	9,603.00	9,603.00	9,603.00	Completed
TOTAL				378,153.00	238,217.46	238,217.46	238,217.46	
PA 4-5E 700 Building	Site Improvements 1. Replace 7 outdoor benches	1450	7	15,000.00	9,783.00	9,783.00	9,783.00	Completed
	Dwelling Structures 1. Re-key all units (lever) Falcon	1460	129 DU	25,000.00	26,879.00	26,879.00	26,879.00	Completed
	2. Clean, upgrade kitchen/bath vents	1460	129 DU	77,400.00	91,010.00	91,010.00	91,010.00	Completed
	3. Construct new Laundry room (relocate)	1460	LS	50,000.00	39,000.00	39,000.00	39,000.00	Completed
	4. Repair spalling pre-cast building sections	1460	LS	25,000.00	29,400.00	29,400.00	29,400.00	Completed
	5. Replace existing switchboard-electrical distribution	1460	LS	149,000.00	52,727.00	52,727.00	52,727.00	Completed
	6. Install oxygen/defibrillator in public area	1460	LS	4,000.00	-	-	-	Not started
	7. Cold water booster pumps	1460	LS	20,000.00	17,806.00	17,806.00	17,806.00	Completed
	8. Install sprinkler system	1460	LS	-	112,238.07	112,238.07	112,238.07	C#794 FY 2000
	9. Replace closet doors	1460	1290DU	-	61,134.26	61,134.26	61,134.26	C#808 FY 2000
TOTAL				365,400.00	439,977.33	439,977.33	439,977.33	

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 02 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5F Little Lehigh	Operations 1. Salaries, benefits, training	1406		22,000.00	22,000.00	22,000.00	22,000.00	Completed
	Site Improvements 1. Repair retaining wall/repair & waterproof building	1450	LS	10,000.00	5,000.00	5,000.00	5,000.00	Completed
	2. Trim trees along retaining walls	1450	LS	8,000.00	13,951.00	13,951.00	13,951.00	Completed
	3. Striping lots (3)	1450	3	4,000.00	2,058.53	2,058.53	2,058.53	Completed
	4. Replace water curb boxes/security locks, bolts	1450	LS	40,000.00	2,250.00	2,250.00	2,250.00	Completed
	Dwelling Structures 1. Replace laundry room walls in 1 BR units	1460	LS	13,000.00	24,277.59	24,277.59	24,277.59	Completed
TOTAL				97,000.00	69,537.12	69,537.12	69,537.12	
PA 4-7 Towers East	Dwelling Structures 1. Clean, upgrade kitchen/ bath ventilation	1460	129 DU	25,000.00	84,370.00	84,370.00	84,370.00	Completed
	2. Carpet hallway (Flotex)	1460	12	63,000.00	73,167.93	73,167.93	73,167.93	Completed
	3. Replace elevator alcove VCT	1460	12	10,000.00	15,243.48	15,243.48	15,243.48	Completed
	4. Replace domestic hot water heaters (redesign)	1460	LS	50,000.00	43,707.00	43,707.00	43,707.00	Completed
	5. Renovate 1st floor restrooms	1460	EA	1,800.00	-	-	-	Not started
	6. Install oxygen/defibrillator in public area	1460	LS	4,000.00	-	-	-	Not started
	7. Correct roof elevations for better drainage	1460	LS	20,000.00	28,197.00	28,197.00	28,197.00	Completed
	8. Replace domestic water booster pumps	1460	LS	30,000.00	17,806.00	17,806.00	17,806.00	Completed
	9. Replace heat distribution pumps	1460	LS	28,000.00	11,332.00	11,332.00	11,332.00	Completed
	Non Dwelling Equipment 1. Replace stackable/folding chairs in community room	1475	LS	12,000.00	10,166.40	10,166.40	10,166.40	Completed
TOTAL				243,800.00	283,989.81	283,989.81	283,989.81	

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				Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 02 Replacement Housing Factor Grant No:				2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PA 4-8 Walnut Manor	Site Improvements								
	1. Concrete surface access to dumpster enclosure	1450	LS	6,000.00	13,148.00	13,148.00	13,148.00	Completed	
	2. Re-landscape courtyard	1450	LS	40,000.00	89,327.25	89,327.25	69,022.12	On-going	
	Dwelling Structures								
	1. Replace maintenance shop doors	1460	EA	9,000.00	6,225.00	6,225.00	6,225.00	Completed	
	2. New AC units, lobby, community room	1460	EA	18,000.00	38,150.00	38,150.00	38,150.00	Completed	
	3. Wallpaper elevator alcoves on all floors	1460	8	11,200.00	16,361.27	16,361.27	16,361.27	Completed	
	4. Upgrade hallway ventilation (ac) & heat controls	1460	LS	88,000.00	97,000.00	97,000.00	97,000.00	Completed	
	5. Flooring elevator alcoves/cars	1460	10	10,000.00	14,227.32	14,227.32	14,227.32	Completed	
	6. Install oxygen/defibrillator in public areas	1460	LS	4,000.00	-	-	-	Not started	
	7. Upgrade thermostatic controls in Apts	1460	150 DU	42,000.00	48,477.00	48,477.00	48,477.00	Completed	
	8. Install sprinkler system	1460	150 DU	-	7,093.21	7,093.21	7,093.21	C#794 FY 2000	
	9. Replace heat boilers (2)	1460	2	90,000.00	76,563.00	76,563.00	76,563.00	Completed	
TOTAL				318,200.00	406,572.05	406,572.05	386,266.92		
PA 4-9 Central Park	Dwelling Structures								
	1. Upgrade hallway ventilation (ac) hallway heat control, s/s rooftop vent	1460	LS	60,000.00	16,598.68	16,598.68	-	On-going	
	2. Replace stair tower doors (floors 1-5) & corridor doors (1st floor)	1460	LS	24,600.00	14,006.00	14,006.00	14,006.00	Completed	
	3. Paint/stain unit doors	1460	71 DU	4,750.00	2,339.84	2,339.84	2,339.84	Completed	
	4. Re-key lever handles	1460	71 DU	15,000.00	16,553.00	16,553.00	16,553.00	Completed	
	5. Install oxygen/defibrillator in public areas	1460	LS	4,000.00	-	-	-	Not started	
TOTAL				108,350.00	49,497.52	49,497.52	32,898.84		
PA 4-11 Scattered Sites	Site Improvements								
	1. Replace parking lots	1450	LS	15,000.00	8,105.45	8,105.45	8,105.45	Completed	
	2. Replace all fence - all units	1450	LS	19,000.00	13,620.00	13,620.00	13,620.00	Completed	
	Dwelling Structures								
	1. Move electric house panel : 729-731 Walnut st.	1460	LS	2,000.00	1,920.00	1,920.00	1,920.00	Completed	
	2. Repair fire escapes	1460	LS	51,000.00	17,729.00	17,729.00	17,729.00	Completed	
	3. Replace furnaces	1460	LS	32,000.00	22,930.00	22,930.00	22,930.00	Completed	
	4. Boilers	1460	LS	3,968.00	3,968.00	3,968.00	3,968.00	Item #3 - work item	
	5. Install Chimney and Liner	1460	LS	6,895.00	6,895.00	6,895.00	6,895.00	Item #3 - work item	
TOTAL				119,000.00	75,167.45	75,167.45	75,167.45		

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				Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P004 501 02 Replacement Housing Factor Grant No:				2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PA 4-12 Scattered Sites	Site Improvements								
	1. Rebuild parking lot 4th & Market sts	1450	LS	33,000.00	19,585.39	19,585.39	19,585.39	Completed	
	2. Replace fence 4th & Market sts	1450	LS	6,500.00	3,242.85	3,242.85	3,242.85	Completed	
	3. Landscape grounds Albert & Wyoming sts	1450	LS	20,000.00	5,000.00	5,000.00	5,000.00	Completed	
	4. Retaining wall - Albert/Wyoming	1450		-	54,559.00	54,559.00	54,559.00	Item #3 - Additional Work	
	Dwelling Structures								
	1. Replace roofs, gutters, trim all	1460	LS	50,000.00	70,397.00	70,397.00	70,397.00	Completed	
	2. Replace entrance doors/locks Albert & Wyoming sts	1460	6	4,000.00	6,225.00	6,225.00	6,225.00	Completed	
TOTAL				113,500.00	159,009.24	159,009.24	159,009.24		
PA 4-14 Scattered Sites	Site Improvements								
	1. Replace fencing - all units	1450	LS	46,500.00	40,123.50	40,123.50	40,123.50	Completed	
	2. Replace house sewer line to St. 228 Ridge st	1450	1	6,000.00	30,304.00	30,304.00	30,304.00	Completed	
	3. Install new parking area 527, 615 Penn st	1450	1	9,000.00	6,154.83	6,154.83	6,154.83	Completed	
	4. Replace parking lots	1450	LS	19,500.00	27,403.44	27,403.44	27,403.44	Completed	
	5. New parking lot 101 N. 3rd st	1450	LS	24,000.00	39,224.84	39,224.84	39,224.84	Completed	
		Dwelling Structures							
	1. Rebuild fire escape, 228 Ridge St & 9th & Gordon Sts	1460	LS	43,500.00	17,728.00	17,728.00	17,728.00	Completed	
	2. Replace boilers - various sites	1460	LS	89,500.00	110,984.00	110,984.00	110,984.00	Completed	
	3. Cast iron radiation - all units except 145-9 Linden st	1460	LS	36,360.00	75,895.86	75,895.86	75,895.86	Completed	
	4. Replace porch - 228 Ridge St	1460	1	7,000.00	9,378.00	9,378.00	9,378.00	Completed	
	5. Repair & seal rear 237-9 N. 7th St	1460	LS	15,000.00	11,085.90	11,085.90	11,085.90	Completed	
	6. Rebuild porches 615 Penn st (concrete)	1460	LS	6,000.00	8,063.00	8,063.00	8,063.00	Completed	
7. Front stair case - 129 S. 5th st	1460	LS	8,500.00	-	-	-	Item #11		
8. Repair, seal, caulk, and waterproof ext. - all units	1460	LS	53,500.00	44,898.29	44,898.29	44,898.29	Completed		
9. Replace rear porch - concrete - rebuild railing 729 Greenleaf st	1460	LS	9,500.00	18,558.94	18,558.94	18,558.94	Completed		
10. Rebuild fire escape 237 N. 7th st	1460	LS	16,000.00	8,864.00	8,864.00	8,864.00	Completed		
11. Rebuild fire escapes 129 S 5th	1460	LS	-	8,864.00	8,864.00	8,864.00	Item #7 - Front Stair Case		
12. Install Chimney and Liners	1460	LS		50,400.00	50,400.00	50,400.00	Item #2		
TOTAL				389,860.00	507,930.60	507,930.60	507,930.60		

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

PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No PA026 P004 501 02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-16 Scattered Sites	Site Improvements							
	1. Replace fences all sites	1450	LS	31,650.00	46,875.00	46,875.00	46,875.00	Completed Item #3 - line #1460
	2. Replace parking lots	1450	LS	-	6,570.76	6,570.87	6,570.76	
	Dwelling Structures							
	1. Replace boilers - 9 sites	1460	9	42,500.00	48,379.00	48,379.00	48,379.00	Completed
	2. Install cast iron radiation - all units	1460	14 DU	35,900.00	36,552.76	36,552.76	36,552.76	Completed
	3. Replace parking lots	1460	LS	15,000.00	-	-	-	Completed
	4. New electric service - 916 N. 6th st	1460	1	2,000.00	1,049.00	1,049.00	1,049.00	Completed
	5. New entrance doors, replace rear siding 916 N. 6th	1460	1	4,000.00	13,421.90	13,421.90	13,421.90	Completed
	6. Gas conversion 916 N. 6th st	1460	1	-	5,233.00	5,233.00	5,233.00	Item #2 - Additional Work Completed
7. Install Chimney and Liners	1460			21,020.00	21,020.00	21,020.00		
TOTAL				131,050.00	179,101.42	179,101.53	179,101.42	
HA-Wide	Salaries, benefits, training	1406		-		-	-	Budgeted & Allocated to Project PA4-1, PA4-2, PA4-4, PA4-5F Completed Completed On-going
	Management Improvements	1408		30,000.00	30,000.00	30,000.00	30,000.00	
	Administration	1410		200,000.00	240,000.00	240,000.00	200,000.00	
	A&E Fees	1430		125,000.00	69,340.00	69,340.00	68,974.40	
TOTAL				355,000.00	339,340.00	339,340.00	298,974.40	
GRAND TOTAL				3,020,253.00	3,020,253.00	3,020,253.11	2,942,983.59	

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-2	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-3	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-4	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-5E	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-5F	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-7	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-8	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-9	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-11	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-12	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-14	6/30/04	6/30/04		6/30/06	6/30/06		
PA 4-16	6/30/04	6/30/04		6/30/06	6/30/06		
HA-Wide	6/30/04	6/30/04		6/30/06	6/30/06		

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 03 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: 1)
 Performance and Evaluation Report for Period Ending: **December 31, 2005**
 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	150,000.00	150,000.00	150,000.00	78,084.94
3	1408 Management Improvements	40,000.00	40,000.00	40,000.00	40,000.00
4	1410 Administration	200,000.00	200,000.00	200,000.00	200,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	123,823.00	123,823.00	115,278.34
8	1440 Site Acquisition				
9	1450 Site Improvement	948,018.00	970,416.00	970,416.00	374,465.33
10	1460 Dwelling Structures	1,022,000.00	1,000,779.00	1,000,779.00	592,881.54
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 Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	2,485,018.00	2,485,018.00	2,485,018.00	1,400,710.15
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs	68,000.00	50,000.00	50,000.00	45,945.94
25	Amount of line 20 Related to Energy Conservation Measures	539,698.00	385,877.60	385,877.60	385,877.60

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				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant N PA026 P004 501 03 Replacement Housing Factor Grant No:				2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<u>Site Improvements</u> 1. Install new gym wall pads	1475	LS	10,000.00	-	-	-	Not started
TOTAL				10,000.00	-	-	-	
PA 4-2 Riverview Terrace	<u>Operations</u>			0.00	-	-	-	
	<u>Dwelling Structure</u>			0.00	-	-	-	
TOTAL				0.00	0.00	0.00	0.00	
PA 4-3 Gross Towers	<u>Site Improvements</u> 1. Upgrade main office phone system and satellites 2. Upgrade cafeteria AC compressor 3. Install elevator mechanical room AC 4. Upgrade main office AC compressor	1450 1450 1450 1450	LS LS LS LS	75,000.00 5,000.00 4,000.00 8,000.00	- 34,831.00 5,997.00 27,942.00	- 34,831.00 5,997.00 27,942.00	- 34,831.00 5,997.00 27,942.00	Not started Completed Completed Completed
TOTAL				92,000.00	68,770.00	68,770.00	68,770.00	
PA 4-4 Cumberland Gardens	<u>Site Improvements</u> 1. Water valve boxes with locks 2. Replace gym wall padding 3. Paint interior/exterior gym walls 4. Replace upper gym roof 5. Gym renovations - electrical	1450 1450 1450 1450 1450	51 LS LS LS LS	88,000.00 18,000.00 20,000.00 83,000.00 83,000.00	99,329.00 - - 552,576.00 31,518.00	99,329.00 - - 552,576.00 31,518.00	- - - 145,838.60 15,407.20	On-going Not started Not started On-going Relates to Grant 502-03
	<u>Dwelling Structure</u> 1. Replace kitchen vinyl flooring 3. Replace kitchen countertops/cabinets/sinks 4. Replace refrigerators 5. Replace gas ranges	1460 1460 1460 1460	200 DU 200 DU 200 DU 200 DU	133,000.00 338,000.00 75,000.00 55,000.00	96,720.00 317,384.00 56,000.00 55,689.60	96,720.00 317,384.00 56,000.00 55,689.60	- 14,500.00 56,000.00 55,689.60	On-going On-going Completed Completed
TOTAL				810,000.00	1,209,216.60	1,209,216.60	287,435.40	
PA 4-5E 700 Building	<u>Site Improvements</u> 1. Replace trash compactor	1450	1	20,000.00	21,000.00	21,000.00	21,000.00	Completed
	<u>Dwelling Structures</u> 1. Install dedicated AC outlets in 2 BR units	1460	4	2,000.00	3,571.00	3,571.00	3,571.00	Completed
TOTAL				22,000.00	24,571.00	24,571.00	24,571.00	

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				Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant N PA026 P004 501 03 Replacement Housing Factor Grant No:				2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PA 4-5F Little Lehigh	Site Improvements								
	1. Replace retaining walls 632, 652 Lrn Crt	1450	LS	14,000.00	15,000.00	15,000.00	14,727.53	On-going	
	2. Install Werzalit siding end of rows	1450	14	280,000.00	85,000.00	85,000.00	11,499.00	On-going	
	Dwelling Structures								
	1. New steel entrance doors and frames	1460	76 DU	49,000.00	50,000.00	50,000.00	45,945.94	On-going	
TOTAL				343,000.00	150,000.00	150,000.00	72,172.47		
PA 4-7 Towers East	Site Improvements								
	1. Renovate exterior shuffleboard	1450	LS	18,000.00	17,158.00	17,158.00	17,158.00	Completed	
	2. Install community room window shades	1450	LS	4,000.00	6,505.00	6,505.00	6,505.00	Completed	
	3. New heat riser shut off valves	1450	22	8,000.00	47,760.00	47,760.00	47,760.00	On-going	
	Dwelling Structures								
	1. New closet doors in apartments	1460	129 DU	75,000.00	140,000.00	140,000.00	137,720.00	On-going	
TOTAL				105,000.00	211,423.00	211,423.00	209,143.00		
PA 4-8 Walnut Manor	Site Improvements								
	1. Install automatic air louvers in generator room	1450	LS	10,000.00	-	-	-	Not started	
	Dwelling Structures								
	1. Clean exhaust vents, install new covers	1460	300 DU	60,000.00	-	-	-	Not started	
	2. Install dedicated AC outlets in 2 BR units	1460	6 DU	3,000.00	5,335.00	5,335.00	5,335.00	On-going	
	3. Add grab handles in tub surround	1460	150 DU	50,000.00	45,450.40	45,450.40	43,491.00	On-going	
TOTAL				123,000.00	50,785.40	50,785.40	48,826.00		
PA 4-9 Central Park	Site Improvements								
	1. Replace hot water circulating lines	1450	LS	15,000.00	-	-	-	Not started	
	2. Replace water booster pump system	1450	LS	14,000.00	-	-	-	Not started	
	3. Upgrade automatic public entrance doors	1450	LS	14,000.00	-	-	-	Not started	
	Dwelling Structures								
	1. Install dedicated AC outlets in all units	1460	71 DU	14,000.00	66,974.00	66,974.00	66,974.00	Not started	
	2. Replace hot water circulating lines	1460	LS		17,850.00	17,850.00	17,850.00	Work Item #1 - Acct# 1450	
	3. Replace water booster pump system	1460	LS		16,150.00	16,150.00	16,150.00	Work Item #2 - Acct# 1450	
	4) Upgrade hallway ventilation (AC/Heat) and control system	1460	LS		129,655.00	129,655.00	129,655.00	Carry-over Grant #501-02	
TOTAL				57,000.00	230,629.00	230,629.00	230,629.00		

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant N PA026 P004 501 03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-11 Scattered Sites	Site Improvements 1. Repair stucco/brickpoint - 810 Walnut Street 2. Repair/paint basement walls all sites	1450 1450	LS LS	5,000.00 25,000.00	- -	- -	- -	Not started Not started
	1. Replace kitchen at 516 Gordon Street 2. Replace all dwelling unit exterior doors/frames 3. Replace windows at all sites	1460 1460 1460	LS 14 DU 14 DU	5,000.00 19,000.00 90,000.00	- - -	- - -	- - -	Not started Not started Not started
TOTAL				144,000.00	-	-	-	
PA 4-12 Scattered Sites	Site Improvements 1. Rebuild parking lots at Wyoming & Godfrey Street	1450	LS	15,000.00	25,800.00	25,800.00	25,800.00	Completed
	Dwelling Structures			-		-	-	
TOTAL				15,000.00	25,800.00	25,800.00	25,800.00	
PA 4-14 Scattered Sites	Site Improvements 1. Apply Structo glass inside 237-9 N. 7th Street 2. Repair stucco/brickpoint - 423 Allen, 729 Greenleaf, 615 Penn, 734 1/2 Cedar 3. Repair/paint basement walls all sites	1450 1450 1450	LS LS LS	10,000.00 25,000.00 48,000.00	- - -	- - -	- - -	Not started Not started Not started
	Dwelling Structures 1. Replace all exterior unit doors/frames	1460	52 DU	41,000.00	-	-	-	Not started
TOTAL				124,000.00	-	-	-	
PA 4-16 Scattered Sites	Site Improvements 1. Repair, caulk, seal & waterproof all exteriors 2. Install concrete porches 3. Rebuild porch roofs 228 Liberty & 174 Gordon 4. Stucco/brickpoint at 413 Allen, 618 1/2 Front, 910 North 6th, 28 South Howard 5. Repair/paint basement walls all sites	1450 1450 1450 1450 1450	LS LS LS LS LS	32,000.00 12,000.00 9,000.00 25,018.00 33,000.00	- - - - -	- - - - -	- - - - -	Not started Not started Not started Not started Not started
	Dwelling Structures 1. Replace exterior doors all units	1460	14 DU	14,000.00	-	-	-	Not started
TOTAL				125,018.00	-	-	-	

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant N PA026 P004 501 03 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	Drug Elimination							
	1. PA 4-1 Hanover Acres	1406		69,298.00	69,298.00	69,298.00	36,075.24	On-going
	2. PA 4-2 Riverview Terrace	1406		21,305.00	21,305.00	21,305.00	11,088.06	On-going
	3. PA 4-4 Cucumberland Gardens	1406		43,042.00	43,042.00	43,042.00	22,410.38	On-going
	4. PA 4-5F Little Lehigh	1406		16,355.00	16,355.00	16,355.00	8,511.26	On-going
TOTAL				150,000.00	150,000.00	150,000.00	78,084.94	
	Management Improvements, IT Services Administration	1408		40,000.00	40,000.00	40,000.00	40,000.00	On-going
	Executive Director - 10%	1410		200,000.00	200,000.00	200,000.00	200,000.00	On-going
	Deputy Director - 5 %							
	Comptroller - 10%							
	Purchasing Agent - 5%							
	Accountant - 5%							
	Assistant Accountant - 5%							
	Construction Coordinator - 100%							
	Construction Inspector - 100%							
	Clerk Typist - 100%							
	A&E Fees	1430		125,000.00	123,823.00	123,823.00	115,278.34	On-going
TOTAL				365,000.00	363,823.00	363,823.00	355,278.34	
GRAND TOTAL				2,485,018.00	2,485,018.00	2,485,018.00	1,400,710.15	

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1	9/30/05		9/30/05	9/30/07			
PA 4-2	9/30/05		9/30/05	9/30/07			
PA 4-3	9/30/05		9/30/05	9/30/07			
PA 4-4	9/30/05		9/30/05	9/30/07			
PA 4-5E	9/30/05		9/30/05	9/30/07			
PA 4-5F	9/30/05		9/30/05	9/30/07			
PA 4-7	9/30/05		9/30/05	9/30/07			
PA 4-8	9/30/05		9/30/05	9/30/07			
PA 4-9	9/30/05		9/30/05	9/30/07			
PA 4-11	9/30/05		9/30/05	9/30/07			
PA 4-12	9/30/05		9/30/05	9/30/07			
PA 4-14	9/30/05		9/30/05	9/30/07			
PA 4-16	9/30/05		9/30/05	9/30/07			
HA-Wide	9/30/05		9/30/05	9/30/07			

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

PHA Name: ALLENTOWN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. PA026 P004-502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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<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:	December 31, 2005	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	110,254.00	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	385,000.00	495,254.00	495,254.00	36,357.13
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	495,254.00	495,254.00	495,254.00	36,357.13
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Allentown Housing Authority		Capital Fund Program Grant PA26 P004-503-02 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Total Actual Costs		
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-2 Riverview Terrace	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-3 Gross Towers	<u>Site Improvements</u> 1) Office renovations, carpet/paint/wall coverings	1470	LS	135,000.00	0.00	0.00	0.00	On-going
	<u>Dwelling Structure</u>			0.00	0.00	0.00	0.00	
TOTAL				135,000.00	0.00	0.00	0.00	
PA 4-4 Cumberland Gardens	<u>Site Improvements</u> 1) Expand Southside Gym/Instructional facilities. 2500 sq. ft.	1470	LS	250,000.00	495,254.00	495,254.00	36,357.13	On-going
	<u>Dwelling Structure</u>			0.00	0.00	0.00	0.00	
TOTAL				250,000.00	495,254.00	495,254.00	36,357.13	
PA 4-5E 700 Building	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-5F Little Lehigh	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Allentown Housing Authority		Capital Fund Program Grant PA26 P004-503-02 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Total Actual Costs		
				Original	Revised	Obligated	Expended	
PA 4-7 Towers East	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-8 Walnut Manor	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-9 Central Park	<u>Site Improvements</u>	1460	LS	110,254.00	0.00	0.00	0.00	Trfr'd 503-01
	<u>Dwelling Structure</u>			0.00	0.00	0.00	0.00	
TOTAL				110,254.00	0.00	0.00	0.00	
PA 4-11 Scattered Sites	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-12 Scattered Sites	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-14 Scattered Sites	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			
PA 4-16 Scattered Sites	<u>Site Improvements</u>			0.00	0.00			
	<u>Dwelling Structure</u>			0.00	0.00			
TOTAL				0.00	0.00			

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

PHA Name: Allentown Housing Authority	Grant Type and Number Capital Fund Program Grant PA26 P004-503-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Costs		Total Actual Costs	
				Original	Revised	Obligated	Expended
PA 4-16 Scattered Sites	<u>Site Improvements</u>			0.00	0.00		
	<u>Dwelling Structure</u>			0.00	0.00		
TOTAL				0.00	0.00		
HA-Wide				0.00	0.00		
TOTAL				0.00	0.00		
GRAND TOTAL				495,254.00	495,254.00	495,254.00	36,357.13

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

PHA Name: Allentown Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26 P004-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Co:			

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

PHA Name: Allentown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26 P004-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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**Annual Statement /Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Allentown Housing Authority		Grant Type and Number Capital Fund Program Grant No.: PA26 P004-503-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Hanover Acres	N/A	N/A		N/A	N/A		
PA 4-2	N/A	N/A		N/A	N/A		
PA 4-3	06/30/05	06/30/05		02/12/08	02/12/08		
PA 4-4	06/30/05	06/30/05		02/12/08	02/12/08		
PA 4-5E	N/A	N/A		N/A	N/A		
PA 4-5F	N/A	N/A		N/A	N/A		
PA 4-7	N/A	N/A		N/A	N/A		
PA 4-8	N/A	N/A		N/A	N/A		
PA 4-9	06/30/05	06/30/05		02/12/08	02/12/08		
PA 4-WIDE	N/A	N/A		N/A	N/A		
PA 4-11	N/A	N/A		N/A	N/A		
PA 4-12	N/A	N/A		N/A	N/A		
PA 4-14	N/A	N/A		N/A	N/A		
PA 4-16	N/A	N/A		N/A	N/A		
#REF!							

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name: Allentown Housing Authority					<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 01/00/00	Work Statement for Year 2 FFY Grant: 01/01/00 PHA FY:	Work Statement for Year 3 FFY Grant: 01/02/00 PHA FY:	Work Statement for Year 4 FFY Grant: 01/03/00 PHA FY:	Work Statement for Year 5 FFY Grant: 01/04/00 PHA FY:
XX Y-01, Anywhere Homes	Annual Statement	\$0	\$0	\$0	\$0
XX Y-02, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-03, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-04, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-05, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-06, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-07, Anywhere Homes		\$0	\$0	\$0	\$0
XX Y-08, Anywhere Homes		\$0	\$0	\$0	\$0
HA-Wide Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0
HA-Wide Contingency @ X%	\$0	\$0	\$0	\$0	
Total CFP Funds (Est.)		\$0	\$0	\$0	\$0
Total Replacement Housing					
Factor Funds		\$0	\$0	\$0	\$0

**Capital Fund Program Five-Year Action Plan
Part I: Summary (Continuation)**

HA Name:						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
Allentown Housing Authority						
Development Number/Name/HA-Wide	Year 1 01/00/00	Work Statement for Year 2 FFY Grant: 01/01/00 PHA FY:	Work Statement for Year 3 FFY Grant: 01/02/00 PHA FY:	Work Statement for Year 4 FFY Grant: 01/03/00 PHA FY:	Work Statement for Year 5 FFY Grant: 01/04/00 PHA FY:	
XX Y-09, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-10, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-11, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-12, Anywhere Homes	See	\$0	\$0	\$0	\$0	
XX Y-13, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-14, Anywhere Homes	Annual	\$0	\$0	\$0	\$0	
XX Y-15, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-16, Anywhere Homes	Statement	\$0	\$0	\$0	\$0	
XX Y-17, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-18, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-19, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-20, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-21, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-22, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-23, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-24, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-25, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-26, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-27, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-28, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-29, Anywhere Homes		\$0	\$0	\$0	\$0	
XX Y-30, Anywhere Homes		\$0	\$0	\$0	\$0	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 01/00/00	Activities for Year 2 FFY Grant: 01/01/00 PHA FY:			Activities for Year 3 FFY Grant: 01/02/00 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	XX Y-01, Anywhere Homes	Site: None	\$0	XX Y-01, Anywhere Homes	Site: None	\$0
		Total Site:	\$0		Total Site:	\$0
		Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: None	\$0		Building Exterior: None	\$0
		Total B.E.:	\$0		Total B.E.:	\$0
		Dwelling Units: None	\$0		Dwelling Units: None	\$0
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
		Total SWFs:	\$0		Total SWFs:	\$0
	Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0	
	Total NDE:	\$0		Total NDE:	\$0	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHA Name: <p style="text-align: center;">ALLENTOWN HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2004</p>
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<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:	December 31, 2005	<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	150,000.00	150,000.00	150,000.00	
3	1408 Management Improvements	240,000.00	240,000.00	400,000.00	351,787.46
4	1410 Administration	225,000.00	225,000.00	225,000.00	196,793.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	100,000.00		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,142,913.00	1,067,003.00	295,197.00	
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000.00	95,910.00	95,910.00	75,910.00
14	1485 Demolition				
15	1490 Replacement Reserve	1,000,000.00	1,000,000.00	1,000,000.00	250,000.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	2,877,913.00	2,877,913.00	2,166,107.00	874,490.49
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs	133,000.00	74,000.00	-	-
25	Amount of line 20 Related to Energy Conservation Measures	145,000.00	-	-	-

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				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<u>Site Improvements</u>	1450		-	-	-	-	
	<u>Dwelling Structure</u>	1460		-	-	-	-	
TOTAL				-	-	-	-	
PA 4-2 Riverview Terrace	<u>Site Improvements</u>	1450		-	-	-	-	
	<u>Dwelling Structure</u>	1460		-	-	-	-	
TOTAL				-	-	-	-	
PA 4-3 Gross Towers	<u>Management Improvements</u>							
	1. Office IT hardware/software/training	1408	LS	180,000.00	370,000.00	370,000.00	322,831.21	On-going
	<u>Dwelling Structure</u>							
	1. Upgrade elevator alcoves	1460	8	16,000.00	-	-	-	Not started
	2. Upgrade elevator cab floors, walls, fan	1460	2	6,000.00	-	-	-	Not started
	3. Replace lobby chairs, wallpaper, rug	1460	LS	8,000.00	-	-	-	Not started
	4. Replace entrance canopies	1460	EA	15,000.00	-	-	-	Not started
	5. Apply weather sealant to exterior brick	1460	LS	65,000.00	-	-	-	Not started
	6. Weather seal floor 2-8 hallway glass area	1460	7	8,000.00	-	-	-	Not started
	7. Auto doors laundry/restrooms, emerg call	1460	3	10,000.00	-	-	-	Not started
	8. Upgrade public restroom	1460	2	8,000.00	-	-	-	Not started
	9. New building entry/security system	1460	LS	20,000.00	20,000.00	-	-	Not started
	<u>Nondwelling Equipment</u>							
	1. IT hardware improvements	1475	LS	20,000.00	20,000.00	20,000.00	-	On-going
	2. Upgrade main office phone system and satellites	1475	LS		75,910.00	75,910.00	75,910.00	Carry-over Grant #501-03
TOTAL				356,000.00	485,910.00	465,910.00	398,741.21	

**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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-4 Cumberland Gardens	<u>Fees and Costs</u>							
	<u>Site Improvements</u>							
	<u>Dwelling Structures</u>							
	1. Upgrade building chimneys	1460	200 DU	17,000.00	-	-	-	Not started
TOTAL				17,000.00	-	-	-	
PA 4-5E 700 Building	<u>Dwelling Structures</u>							
	1. Replace kitchen cabts/countertop/sink	1460	129 DU	321,913.00	265,806.00	-	-	Not started
	2. New building entry/security system	1460	LS	10,000.00	10,000.00	-	-	Not started
	3. Auto doors laun/restrooms, emerg call	1460	3	10,000.00	-	-	-	Not started
TOTAL				341,913.00	275,806.00	-	-	
PA 4-5F Little Lehigh	<u>Site Improvements</u>							
	<u>Dwelling Structures</u>							
	1. Replace unit hot air furnaces	1460	42	117,000.00	-	-	-	Not started
	2. New kitchn countertops,cabts,vct,plbg	1460	42	272,000.00	272,000.00	-	-	Not started
	3. Install Werzalit siding end of rows	1460	14		295,197.00	295,197.00	-	Carry-Over Grant 501-03
TOTAL				389,000.00	567,197.00	295,197.00	-	
PA 4-7 Towers East	<u>Dwelling Structures</u>							
	1.Sound proof generator room ceiling	1460	LS	6,000.00	-	-	-	Not started
	2. New building entry/security system	1460	LS	10,000.00	10,000.00	-	-	Not started
	3. Auto doors laun/restrooms, emerg call	1460	3	10,000.00	-	-	-	Not started
	4. Extend generator exhaust stack to roof	1460	LS	5,000.00	-	-	-	Not started
TOTAL				31,000.00	10,000.00	-	-	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:				2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-8 Walnut Manor	Dwelling Structures 1.New building entry/security system 2. Auto doors, laundry/restrooms, emerg call 3. Replace hydraulic compactor lift 4. New Comm Room windows and blinds	1460 1460 1460 1460	LS 3 1 LS	24,000.00 10,000.00 10,000.00 28,000.00	24,000.00 - - -	- - - -	- - - -	Not started Not started Not started Not started
TOTAL				72,000.00	24,000.00	-	-	
PA 4-9 Central Park	Site Improvements Dwelling Structures 1.New building entry/security system 2. Auto doors, laundry/restrooms, emerg call	1460 1460	LS 3	10,000.00 10,000.00	10,000.00 -	- -	- -	Not started Not started
TOTAL				20,000.00	10,000.00	-	-	
PA 4-11 Scattered Sites	Dwelling Structures 1. Replace interior stairs 810 B Walnut St 2. FRP and paint public halls at 810 B Walnut 3. New siding at 726 Walnut St	1460 1460 1460	1 EA LS	6,000.00 2,000.00 16,000.00	- - -	- - -	- - -	Not started Not started Not started
TOTAL				24,000.00	-	-	-	
PA 4-12 Scattered Sites	Dwelling Structures 1. Repair exterior steps 4th & Market 2. Upgrade fire alarm systems all 3 sites	1460 1460	3 LS	4,000.00 59,000.00	- -	- -	- -	Not started Not started
TOTAL				63,000.00	-	-	-	
PA 4-14 Scattered Sites	Dwelling Structures 1. Replace interior stairs 527 Penn St 2. Replace interior stairs at 228 Ridge St	1460 1460	1 1	6,000.00 6,000.00	- -	- -	- -	Not started Not started

	3. Brick point walls 458 Jordan St.	1460	EA	8,000.00	-	-	-	Not started
TOTAL				20,000.00	-	-	-	

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:			2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-16	Dwelling Structures							
Scattered Sites	1. Upgrade bathroom 28 S. Howard St	1460	1	7,000.00	-	-	-	Not started
	2. New furn room dr/wind 313 1/2 Jordan	1460	1	2,000.00	-	-	-	Not started
TOTAL				9,000.00	-	-	-	
HA-Wide	Administration	1410		225,000.00	225,000.00	225,000.00	196,793.03	On-going
	A&E Fees	1430		100,000.00	100,000.00	-	-	Not started
	Management Improvements	1408		60,000.00	30,000.00	30,000.00	28,956.25	On-going
	Hanover Acres/Riverview Terrace Revitalization Process	1490		1,000,000.00	1,000,000.00	1,000,000.00	250,000.00	
HA-Wide	Drug Elimination							
	1. PA 4-1 Hanover Acres	1406		69,298.00	69,298.00	69,298.00	-	On-going
	2. PA 4-2 Riverview Terrace	1406		21,305.00	21,305.00	21,305.00	-	On-going
	3. PA 4-4 Ccumberland Gardens	1406		43,042.00	43,042.00	43,042.00	-	On-going
	4. PA 4-5F Little Lehigh	1406		16,355.00	16,355.00	16,355.00	-	On-going
TOTAL				1,535,000.00	1,505,000.00	1,405,000.00	475,749.28	
GRAND TOTAL				2,877,913.00	2,877,913.00	2,166,107.00	874,490.49	



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Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1		9/13/06			9/13/08		
PA 4-2		9/13/06			9/13/08		
PA 4-3		9/13/06			9/13/08		
PA 4-4		9/13/06			9/13/08		
PA 4-5E		9/13/06			9/13/08		
PA 4-5F		9/13/06			9/13/08		
PA 4-7		9/13/06			9/13/08		
PA 4-8		9/13/06			9/13/08		
PA 4-9		9/13/06			9/13/08		
PA 4-11		9/13/06			9/13/08		
PA 4-12		9/13/06			9/13/08		
PA 4-14		9/13/06			9/13/08		
PA 4-16		9/13/06			9/13/08		
PA-Wide		9/13/06			9/13/08		

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHA Name: <p style="text-align: center;">ALLENTOWN HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2005</p>
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- | | | |
|--|--|---|
| <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: | December 31, 2005 | <input type="checkbox"/> Final Performance and Evaluation Report |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	150,000.00			
3	1408 Management Improvements	155,000.00			
4	1410 Administration	225,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	393,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	583,465.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve	1,000,000.00		1,000,000.00	250,000.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	2,606,465.00		1,000,000.00	250,000.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs	112,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	195,000.00			

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-1 Hanover Acres	<u>Site Improvements</u>	1450						
	<u>Dwelling Structure</u>	1460		-		-	-	
TOTAL				-		-	-	
PA 4-2 Riverview Terrace	<u>Site Improvements</u>	1450						
	<u>Dwelling Structure</u>	1460						
TOTAL				-		-	-	
PA 4-3 Gross Towers	<u>Management Improvements</u> 1. Bar code/computer inventory control	1408	LS	75,000.00		-	-	Not started
	<u>Dwelling Structure</u> 1. Replace automatic public entry doors	1460	2	30,000.00		-	-	Not started
TOTAL				105,000.00		-	-	
PA 4-4 Cumberland Gardens	<u>Site Improvements</u>	1450						
	<u>Dwelling Structures</u>	1460						
	<u>Nondwelling Structures</u> 1. Enlarge existing management, social service, maintenance, office complex	1470	LS	583,465.00				Not started
TOTAL				583,465.00		-	-	
PA 4-5E 700 Building	<u>Site Improvements</u>	1450						
	<u>Dwelling Structures</u> 1. Replace automatic public entry door	1460		27,000.00				Not started
TOTAL				27,000.00				

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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-5F Little Lehigh	Site Improvements	1450						
	Dwelling Structures							
	1. Replace unit water heaters	1460	76 DU	22,000.00				Not started
	2. Replace storm doors	1460	76 DU	40,000.00				Not started
TOTAL				62,000.00		-	-	
PA 4-7 Towers East	Site Improvements	1450						
	Dwelling Structures							
	1. Caulk,/seal exterior Omegaply panels	1460	2	20,000.00				Not started
	2. Replace automatic public entry doors	1460	1	18,000.00				Not started
TOTAL				38,000.00		-	-	
PA 4-8 Walnut Manor	Site Improvements	1450						
	Dwelling Structures							
	1. Replace automatic public entry door	1460	4	37,000.00				Not started
TOTAL				37,000.00		-	-	
PA 4-9 Central Park	Site Improvements	1450						
	Dwelling Structures							
	1. Replace oil water heaters with electric	1460		18,000.00				Not started
TOTAL				18,000.00		-	-	

**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			Federal FY of Grant:			
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:			2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-11 Scattered Sites	Site Improvements Dwelling Structures 1. Install storm doors all units 2. Install AC sleeve in BR and/or LR with one window	1450 1460 1460						Not started Not started
TOTAL				27,000.00		-	-	
PA 4-12 Scattered Sites	Site Improvements Dwelling Structures 1. Replace the boilers at all 3 sites 3. Replace toilets and vanities at 3 sites	1460 1460	3 42 DU	42,000.00 28,000.00				Not started Not started
TOTAL				70,000.00		-	-	
PA 4-14 Scattered Sites	Site Improvements Dwelling Structures 1. Replace storm doors all units 2. Install AC sleeve in BR and/or LR with one window	1460 1460		10,000.00 51,000.00				Not started Not started
TOTAL				61,000.00		-	-	

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		Federal FY of Grant:				
ALLENTOWN HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:		2004				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 4-16 Scattered Sites	Site Improvements	1450						
	Dwelling Structures							
	1. Replace storm doors all units	1460		9,000.00				Not started
TOTAL	2. Install AC sleeve in BR and/or LR with one window	1460		14,000.00				Not started
TOTAL				23,000.00		-	-	
HA-Wide	Drug Elimination							
	1. PA 4-1 Hanover Acres	1406		69,298.00				Not started
	2. PA 4-2 Riverview Terrace	1406		21,305.00				Not started
	3. PA 4-4 Ccumberland Gardens	1406		43,042.00				Not started
	4. PA 4-5F Little Lehigh	1406		16,355.00				Not started
TOTAL				150,000.00		-	-	
HA-Wide	Administration	1410		225,000.00				Not started
	A&E Fees	1430		100,000.00				Not started
	Management Improvements	1408		80,000.00				Not started
	Hanover Acres/Riverview Terrace Revitalization Process	1490		1,000,000.00		1,000,000.00	250,000.00	On-going
TOTAL				1,405,000.00		1,000,000.00	250,000.00	
GRAND TOTAL				2,606,465.00		1,000,000.00	250,000.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: ALLENTOWN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA026 P004 501 05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 4-1		9/13/06			8/17/09		
PA 4-2		9/13/06			8/17/09		
PA 4-3		9/13/06			8/17/09		
PA 4-4		9/13/06			8/17/09		
PA 4-5E		9/13/06			8/17/09		
PA 4-5F		9/13/06			8/17/09		
PA 4-7		9/13/06			8/17/09		
PA 4-8		9/13/06			8/17/09		
PA 4-9		9/13/06			8/17/09		
PA 4-11		9/13/06			8/17/09		
PA 4-12		9/13/06			8/17/09		
PA 4-14		9/13/06			8/17/09		
PA 4-16		9/13/06			8/17/09		
PA-Wide		9/13/06			8/17/09		

PET RIDER TO LEASE NO.

This Rider is made and entered into by and between Allentown Housing Authority (the "Landlord") and _____ (the "Tenant") for attachment to the Lease by and between Landlord and Tenant, dated _____ (the "Lease").

This Rider is incorporated into and constitutes an integral part of the Lease to which it is attached. The terms used herein, which are defined or specified in the Lease, shall have the meanings indicated in the Lease where the context permits unless otherwise indicated herein, and definitions of terms set forth herein shall apply to the Lease where the context permits. If there are any inconsistencies between the provisions of this Rider and the provisions of the Lease, the provisions of this Rider shall control. Any violation of this Rider shall constitute a material breach of the Lease.

SECTION 1. DEFINITION OF PET AND NUMBER PER UNIT

A common household pet is defined as a domesticated animal, such as a dog, cat, bird, rodent, fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles or snakes (except turtles). Aquariums cannot be larger than 20 gallons. No other type of pet will be permitted. Any other pet will be refused registration. Dogs cannot weigh more than 45 pounds. No dangerous or intimidating pets, i.e., pit-bull dogs, rottweilers or doberman pinchers, will be permitted. If the dog grows to weigh more than the allowable weight, it then must be removed from the household immediately or the entire household will face the possibility of eviction.

Only one four-legged, warm-blooded pet, is permitted, in a unit. Only one aquarium is permitted in a Unit.

SECTION 2. PRE-REGISTRATION REQUIRED PRIOR TO ADMISSION

No less than ten (10) days before pet is to be brought into the building, such pet must be

registered with the Landlord by the Tenant delivering to the Landlord the completed Pet Registration form attached as Exhibit I. Registration must show type of pet, recent picture, name, age, and if applicable, license number and current inoculation information, name and address of pet's veterinarian, plus a signed responsibility card showing the name of three (3) persons to call to come get the pet in the event of the Tenant's illness or death (see Section 3). Pet registration must be updated annually by Lease Renewal Date. If the Tenant is currently a resident who already has fish or birds, the Tenant may keep the pets they have now but will be required to fill out a registration form and responsibility card and identify the type of pet with the office within 30 days of the effective date of this Pet Rider.

If the Tenant fails to provide complete pet registration information or fails to update the pet registration annually by Lease Renewal Date, the pet will not be permitted on the Premises. Furthermore, if Landlord reasonably determines, based on a pet application or the Tenant's housekeeping habits and practices or the Tenant's health, that such person will be unable to comply fully with all of these Pet Regulations, the pet will be denied registration admission. A notice in accordance with Section 10 will be sent to the Tenant stating the basis for Landlord's determination.

SECTION 3 REQUIRED UPDATE OF REGISTRATION

Each pet's registration must be updated once each year at the time of the annual re-certification, and no later than Lease Renewal Date annually. Updated annual registration will include:

- a. Verification that the pet's license is in effect and has been renewed for the current year;
- b. The Dog or Cat must be brought to the management office each year to be photographed;
- c. Proof of any inoculations that are required for such pet, that all shots are current; and
- d. Proof of annual veterinary care.

At this time, the Pet Responsibility Card will be reviewed with the Tenant to see that the 3 persons listed are still correct and that there has been no change in either address or phone number.

SECTION 4. PET RESPONSIBILITY CARD

Prior to pet admission, the Tenant must fill in and sign a written responsibility form in the form set forth on Exhibit II showing the name, address, and phone number of three (3) local persons who will come and get the pet in the event of the Tenant's illness, vacation, or death. The responsibility form must be renewed each year by Lease Renewal Date at the same time the pet's registration is updated.

SECTION 5. SECURITY DEPOSIT

Unless otherwise proscribed by the U.S. Department of Housing and Urban Development, a Pet Security Deposit will be required of dog, cat and aquarium owners in the amount of \$100.00 payable as follows: \$100.00 on or before the date when the pet is brought onto the Premises. The Landlord will refund any unused portion of the Pet Security Deposit within a reasonable time after the Tenant moves from the building provided that Tenant leaves a forwarding address in writing or no longer owns or keeps a pet at the Premises. The Tenant must provide written proof that the pet is no longer in the household.

SECTION 6. PETS- GENERAL CONDITIONS

The Tenant agrees to comply with these rules and the violation of these rules shall be grounds for removal of the pet or termination of the Tenant's tenancy, or both.

- A. Only 1 pet is allowed in the elevator at a time. If one pet is already in the elevator car when it stops at a floor, the second pet owner must wait for a car to stop without another pet in it.
- B. Pet owners must use the nearest accessible exit when taking their pet outside.
- C. No pet may be left unattended, whether tied or tethered, outside of the Tenant's unit or building.
- D. No pet is permitted to be taken to a floor other than the first floor and their own apartment floor.

- E. Pets are not to be taken into other tenants' apartment for any reason.
- F. Pets are never permitted in the building's public rooms such as the offices, laundry room, lounges, or community rooms.
- G. Tenants shall not alter their unit, porch, balcony or hallway in any way as to create an enclosure for their pets.
- H. Apartments, patios, balconies and hallways must be kept clean and free of hair, feathers, seeds, droppings, urine, feces and odors at all times.
- I. Costs of extermination from fleas, ticks, or other animal related pests caused by a tenant's pet will be the responsibility of such tenant.
- J. Tenants shall not permit any disturbance by their pet, which would interfere with other tenants' quiet enjoyment of their accommodations. This includes disturbances such as loud barking, howling, scratching, whining, loud chirping, yowling, screeching, or other such activities.

K. Pet Waste

Pet Waste must be properly disposed of as specified in the specific pet regulations applying to the type of pet in question. At no time will pet waste of any type be permitted to be placed in any, wastebaskets, or garbage cans inside the building.

Pet waste of all types, including litter box and cage cleaning, must be put in tightly fastened, heavy duty plastic bags and placed outside in the dumpster or placed in a second plastic bag and deposited in the trash chute. A \$5.00 charge will be levied each time the Tenant fails to remove pet waste in accordance with the rules.

L. Pet owner removing pet from apartment

Whenever a pet is out of the apartment or house for any reason, such pet will be confined in some way so that it does not become loose in the building. Recapture of a loose pet is the sole responsibility of the Tenant. The Landlord will not be involved or take responsibility for such recapture.

M. Pets cannot be tied or left unattended outside of the Tenant's unit.

SECTION 7. VISITING PETS

Visiting pets are not permitted unless they are dogs aiding the handicapped, i.e., seeing eye dogs, without specific written permission from the Landlord. If such written permission is granted, all provisions of this Pet Rider will apply to the visiting pet while on the Landlord's premises.

SECTION 8. PROTECTION OF THE PET

If the health or the safety of a pet is threatened by the death or incapacity of the Tenant or by other factors that render the Tenant unable to care for the pet, the Landlord will contact one of the three persons listed on the Pet Responsibility Card. If none of these 3 responsible people are willing or able to care for the pet, or after reasonable efforts the Landlord has been unable to contact one of the three persons, the Landlord will contact the appropriate state or local agency and request removal of such pet. If there is no state or local agency authorized to remove a pet under these circumstances, the Landlord or its designee will enter the Tenant's unit, remove the pet, and place it in the Lehigh County Humane Society for permanent disposition.

SECTION 9. OWNER'S ABSENCE

If the Tenant is temporarily absent such as in the hospital or on vacation, the Landlord must be notified as soon as possible before the Tenant leaves with the name of the person who will take total responsibility to regularly care for the pet until the Tenant returns.

Failure to abide by the above regulations will cause the Landlord to arrange for removal and care of the pet as stated in Section 9, with the cost for such care the full responsibility of the Tenant.

SECTION 10. PET VIOLATIONS

- 1. **Loose Pets** - If a pet gets loose and out of the Tenant's Premises, the Tenant, and not the Landlord is responsible for damages and recapture. The Tenant will immediately clean up any waste and pay the cost of any damages incurred within 30 days of presentation of the bill from the Landlord or another tenant if they or their property is involved.
- 2. **Notice of Pet Rule Violation**. If the Landlord determines on the basis of objective facts, supported by written statements, that the Tenant has violated a rule governing the keeping of pets, the Landlord will serve a notice to the Tenant of pet rule violation. The notice of pet rule violation will be in writing and will:
 - a. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
 - b. State that the Tenant has 10 days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a grievance hearing to discuss the violation with the Landlord.
 - c. State that the Tenant's failure to correct the violation or to request a grievance or to appear at a grievance hearing shall result in initiation of such procedures to have the pet removed or to terminate the Tenant's tenancy, or both.

SECTION 11. PET REMOVAL

If a pet becomes vicious or displays symptoms of severe illness or other behavior that constitutes an immediate threat to the health or safety of the pet or other tenants as a whole, the Landlord or an authorized agency will be permitted to enter the Tenant's unit, remove the pet, and take such action with respect to the pet as may be permissible under state and local law. The Landlord is permitted to enter the Premises in such case as above if anyone of four situations apply:

- a. The Tenant has refused to remove the pet or if the Landlord is unable to contact the Tenant to make the removal request.
- b. If the Tenant is willing but unable due to accident or illness to remove the pet.
- c. Should the Tenant decide for any reason they no longer want the pet, it is the Tenant's responsibility to remove it and find somewhere to take it themselves at their expense.
- d. Landlord reasonably believes the pet is being abused or neglected.

1. **Notice for Pet Removal**. If the Landlord determines that the Tenant has failed to correct the pet rule violation, the Landlord may serve a notice to the Tenant requiring the Tenant to remove the pet. The notice will be in writing and will;

- a. Contain a brief statement of the factual basis for the determination and the pet rule that has been violated;

- b. State that the Tenant must remove the pet; and
- c. State that failure to remove the pet shall result in initiation of procedures to have the pet removed or terminate the Tenant's tenancy, or both.

SECTION 12. DEATH OF PET

Should a pet die on the Landlord's property it is the responsibility of the Tenant to dispose of the pet immediately. If this is not done within 1 day and the Landlord must dispose of such pet, the Tenant will be responsible for all costs incurred by the Landlord. The pet may not be disposed of on the Landlord's property or in a dumpster located thereon.

SECTION 13. UNIT INSPECTION

The Landlord's personnel will not be permitted to enter the Premises housing a dog or cat unless the Tenant is home and places the pet on a leash or is under control at all times while the personnel are in the unit. Any problems noticed at an inspection, such as damages to the Premises or odors, will be rectified by the Landlord who will make the necessary repairs or extermination at the Tenant's expense. These charges are considered to be the same as rent due and owing and must be paid within thirty (30) days of invoice.

SECTION 14A. DOGS.

In addition to the other sections of these rules, the following apply:

Dogs must be no less than six (6) months old and completely housebroken.

Proof that the dog is already neutered or spayed must be furnished.

Each dog must be licensed by the appropriate local governmental agency and proof of license renewal is required each year by the Tenant. Dogs must wear a collar at all times showing license and owner's name and address, plus a flea collar.

Each year, by Lease Renewal Date, the Tenant must show proof that the dog has had the proper Parvo shots for distemper and rabies. This proof must be signed by a veterinarian.

A dog cannot be over 18 inches tall at the top of the shoulder, or weight over 45 pounds at maturity. In the case of a 6 month old dog, a statement from a veterinarian will be required verifying that normally that type of dog will not be over the size requirements as listed. A dog must be on a leash at all times when outside of the Tenant's Premises unless it is in an approved locked pet carrier. Small dogs should be held and carried through the building even if on a leash.

In the case that a pet deposits waste on the Landlord's property, the Tenant must remove such waste immediately upon deposit on the Landlord's property. Waste must be placed in a plastic bag, sealed tightly, and put inside an outside dumpster.

It is the Tenant's responsibility to clean the stairwell if there is any deposit of hair, mud, snow, or animal waste from their pet. Also, if a pet tracks snow, rain or mud into an elevator, stairwell or hallway, this must be cleaned up by the Tenant immediately.

Dogs should be brushed on a regular basis so that their hair does not shed during their trips in and out of the building.

No dog may stay alone in a unit overnight. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, it will be removed and disposed of.

Whenever Landlord's employees or contractors need to enter the Unit, the Tenant must be present and the dog must be under control.

SECTION 14B. CATS

In addition to the other sections of these rules, the following apply:

Cats must be no less than six (6) months old and must be litter box trained before admission. Proof that the cat has been spayed or neutered must be shown before admission approval.

Cats must wear a collar at all times showing owner's name and address plus a cat flea collar.

Proof must be shown before admission and each year by Lease Renewal Date that the cat has had the proper FVR-CP and rabies and distemper shots. This proof must be signed by a veterinarian.

Cats must be on a leash at all times and carried when outside the Tenant's apartment or carried in an approved locked pet carrier.

The cat must use a cat litter box and waste must be cleaned daily from the litter box, laced in a tightly fastened plastic bag, and placed in the outside dumpster, or trash chute, by the cat owner. Litter must be disposed of a minimum of twice a week and replaced with new, clean litter. Soiled litter must be placed in a tightly sealed plastic bag and placed in the outside dumpster. Cat waste and litter are never to be disposed of in the building.

No cat may stay alone in an apartment overnight. It is the responsibility of the Tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return. If a pet is found alone, it will be disposed of.

In the case that a cat deposits waste on the Landlord's property, the Tenant must immediately remove such waste. The waste must then be placed in a plastic bag, sealed tightly and put in an outside dumpster.

Whenever Landlord's employees or contractors need to enter the unit, the Tenant must be present and the cat must be under control at all times.

In the event the cat deposits hair, mud, snow, water, or animal waste in the building in the hall, stairwell, or elevator, this must be cleaned up by the Tenant.

The Tenant also agrees to comply with these rules as provide in this Rider, and the violation of these rules shall be grounds for removal of the pet or termination of the Tenant's tenancy, or both in accordance with the provisions of this policy and applicable regulations.

SECTION 15 INSURANCE

The Tenant shall provide proof of a Renters Insurance Policy with the Pet Registration Form, policy shall provide liability coverage in an amount not less than \$50,000. The Renters Insurance must remain in effect for the time that pet is housed with Tenant. Tenant must provide proof of insurance each year at their Lease Renewal Date, if proof of insurance is not provided pet must be removed from unit.

DO NOT SIGN THIS RIDER IF YOU HAVE NOT READ IT CAREFULLY AND HAD ALL QUESTIONS ANSWERED, AS THIS DOCUMENT IS A BINDING PORTION OF YOUR LEASE.

By _____ Title: **Tenant's Signature**

Witness _____ **Tenant's Signature**

EXHIBIT I

ALLENTOWN HOUSING AUTHORITY

PET REGISTRATION FORM

As of this date, «DATE2» I «TENANTNAME2» of apartment «APTNO» am requesting registration of the following type pet, a «TYPEOFPET», named «NAMEOFPET» age «AGEOFPET».

Picture attached) Bird's vet voluntary, Fish Exempt

My pet's veterinarian is «VETSNAME» at «VETSADDRESS», Phone: «VETSPHONE»

****VETERINARIAN TO FILL OUT THE FOLLOWING:**

This pet had the following necessary inoculations:

which are effective until _____.

I am certifying that this pet is in good health and has been spayed or neutered as required by management on

_____.

Veterinarian's Signature

Date

As the pet owner, I hereby certify that I have a pet license and it is in effect until _____ (copy attached).

As the pet owner, I also have read the Pet Lease Amendment and agree to abide by those regulations. My signed Pet Responsibility Card is attached.

Signature Date All in order, approved by

PET RESPONSIBILITY FORM

(Must be filled in, signed, and submitted with the Registration Form to the Housing Authority before the pet can be approved).

As a pet owner residing in a Allentown Housing Authority managed apartment, I have contacted the following three(3) local persons who have agreed by their signatures to accept the responsibility for removal and/or care of my pet if I become ill or for any reason cannot temporarily care for this pet.

1. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet «NAMEOFPET2» owned by «PETOWNERNAME». In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Allentown Housing Authority.

PHONE:_____

1 I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet «NAMEOFPET3» owned by «PETOWNERNAME2». In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Allentown Housing Authority.

2 I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet «NAMEOFPET4» owned by «PETOWNERNAME3». In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Allentown Housing Authority.

PHONE:_____

PHONE:_____