

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

PHA Plans

5 Year Plan for Fiscal Year 2005 – 2009

Annual Plan for Fiscal Year 2007

PA042

Housing Authority of the City of Pittston

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
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PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Pittston

PHA Number: PA042

PHA Fiscal Year Beginning: (mm/yyyy) 01/2007

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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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: (state mission here)

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

Year Two: Capital Funds used to prepare 15 units for re-occupancy. Another 35 are in progress.

Year Three: Continue focus on re-occupancy with funding for another 25 units.

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- Increase customer satisfaction:
 - 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)

Year 1 – Continuing security contract with City Police Department.

Year 2 – Continue security contract with City Police Department and install surveillance cameras.

Year 3 – Complete installation of security cameras in all developments.

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- 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) Promote Community Services of 8 hours per month as a requirement for continued occupancy for those persons not exempt by reason of age, disability, enrolled in an education or job training program or work.

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)

Year Three: Update accessibility Transition Plan and identify appropriate items for capital funding.

Other PHA Goals and Objectives: (list below)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Annual PHA Plan PHA Fiscal Year 2007

[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 Housing Authority of the City of Pittston has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

Not a required item.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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 (<i>not required</i>)	
ii. Table of Contents	
1. Housing Needs	10
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	26
5. Operations and Management Policies	31
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	40
12. Community Service Programs	42
13. Crime and Safety	45
14. Pets (Reserved – See Attachments)	
15. Civil Rights Certifications (included with PHA Plan Certifications)	
16. Audit	47
17. Asset Management	47
18. Other Information	49
Attachments	50

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:

- 1. Admissions Policy for Deconcentration
- 12. FY 2007 Capital Fund Program Annual Statement (computer file – pa042d01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Optional Attachments:

- PHA Management Organizational Chart
- 13. FY 2008-2011 Capital Fund Program 5 Year Action Plan (computer file - pa042e01)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text – *included in PHA Plan text*)
- Other (List below, providing each attachment name)
 1. Admissions Policy for Deconcentration
 2. Deconcentration Analysis
 3. Voluntary Conversion
 4. Resident Advisory Board Members
 5. Resident Board Member
 6. Section 8 Project-based Program
 7. Definition of Substantial Changes
 8. Vacancies Due to Make-up and Lease-Up
 9. 2004 Performance and Evaluation Report (computer file – pa042a01)
 10. 2005 Performance and Evaluation Report (computer file – pa042b01)
 11. 2006 Performance and Evaluation Report (computer file – pa042c01)
 12. 2007 Capital Fund Program Annual Statement (computer file – pa042d01)
 13. 2008-2011 Capital Fund Program Five Year Action Plan (computer file – pa042e01)

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.

X		
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
	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. <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	5 Year and Annual Plans

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

X		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions 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
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Attachment

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

X		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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: Attachment
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	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)
X	Voluntary Conversion Assessment	
	Pet Policy – <input checked="" type="checkbox"/> included in the Admissions and Occupancy Policy	

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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	291	3	2	3	1	1	1
Income >30% but <=50% of AMI	117	2	1	3	1	1	1
Income >50% but <80% of AMI	58	1	1	2			
Elderly	155	3	3	3	1	1	1
Families with Disabilities	117	3	3	3	3	1	1
Black/Non-Hispanic	4						
Hispanic	4						
Race/Ethnicity							
Race/Ethnicity							

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

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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)		July 18, 2006	
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance	147 Total Vouchers	
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families		Annual Turnover
Waiting list total	56		39
Extremely low income <=30% AMI	33	59%	
Very low income (>30% but <=50% AMI)	23	41%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	33	59%	
Elderly families	6	11%	
Families with Disabilities	7	13%	
Single Persons	21	38%	Some pregnant
Caucasian	50	89%	
African-American	4	7%	
Hispanic	2	4%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <i>July 25, 2006</i>			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	45		60
Extremely low income <=30% AMI	31	67%	
Very low income (>30% but <=50% AMI)	11	30%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	14	31%	
Elderly families	8	18%	
Families with Disabilities	11	24%	
Single Persons	12	27%	
White/non Hispanic	41	91%	
White/Hispanic	2	4%	
African American/non Hispanic	2	4%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	30	67%	
2 BR	9	20%	
3 BR	4	9%	
4 BR	2	4%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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)
Modify units and buildings to increase accessibility for persons with disabilities.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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		
a) Public Housing Operating Fund (2005 Est.)	\$646,528	
b) Public Housing Capital Fund (2004)	\$495,658	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (2004)	\$600,072	
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)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income (2004)	\$647,358	
4. Other income (list below)		
Excess Utilities (2004)	\$11,739	
Interest on Investments (2004)	\$16,536	
Other Income (2004)	\$36,666	
4. Non-federal sources (list below)		
Total resources	\$2,454,557	

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When families apply because of short waiting list.

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

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

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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time – *to select within equally weighted applicants.*

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 2 Veterans and veterans’ families
- 2 Residents who live and/or work in the jurisdiction
- 2 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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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) If application was under program previously.

(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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- 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:

Where justified by voucher holder.

(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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (20+ hours)
- 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)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- 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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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:

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:

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

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

(select all that apply)

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- (1) the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
- (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 circumstance, including loss of employment;
- (4) a death in the family has occurred; and
- (5) other circumstances determined appropriate and acceptable by the Housing Authority or the Department of Housing and Urban Development .

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

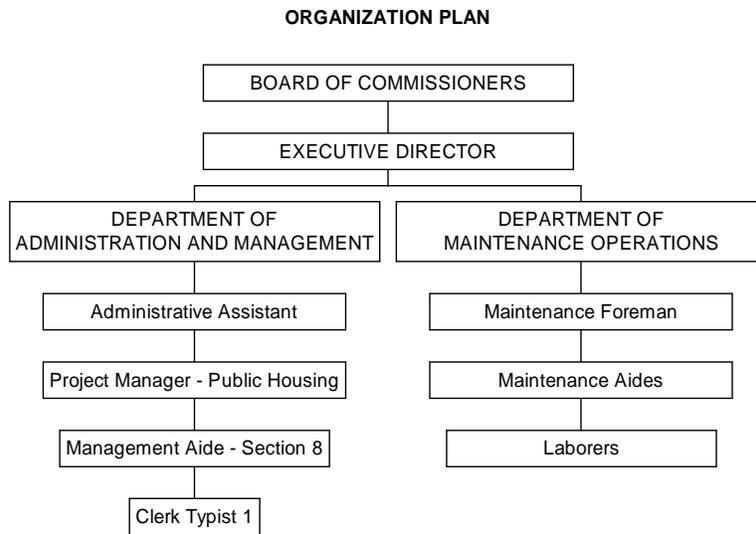
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

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.
- A brief description of the management structure and organization of the PHA follows:



FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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 June 2002	Expected Turnover
Public Housing	241	61
Section 8 Vouchers	147	38
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

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

Admission and Occupancy Policy

Lease and Grievance

Personnel

Procurement

Maintenance

- (2) Section 8 Management: (list below)

Administrative Plan

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) 10

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name -- Attachment 11)

-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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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: 1b. Development (project) number: Riverview Manor, PA 42-3NE
2. Activity type: Demolition <input 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: Planned Submission <i>(01/01/2007)</i>
5. Number of units affected: None <i>Proposed sale of unused vacant parcel.</i>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2007 b. Projected end date of activity: December 2007

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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:

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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? 2/07/03

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)

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	0	0

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- 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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

Not applicable as program terminated by Congress.

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
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?

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

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:

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

 Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) City of Pittston

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)
Maintaining the quality of assisted housing through proper maintenance and rehabilitation.

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.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Attachments

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

ATTACHMENT 1 - ADMISSIONS POLICY FOR DECONCENTRATION

DECONCENTRATION POLICY

WHEREAS, the section 16 of the U.S. Housing Act of 1937 (42 U.S.C. 1437n), as amended, requires Public Housing Authorities to provide for deconcentration of very low-income families and income mixing in its public housing developments;

WHEREAS, the Housing Authority of the City of Pittston has analyzed the tenant incomes of each of its developments, as well as the household incomes of census tracts in which these developments are located; **AND**

WHEREAS, the Housing Authority of the City of Pittston will, to the greatest extent feasible, 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.

NOW THEREFORE BE IT RESOLVED, toward this end, the Housing Authority of the City of Pittston amends its Admission and Occupancy Policy for its public housing program to select applicants, to the greatest extent feasible, in the following manner:

The Housing Authority will skip families on the waiting list to reach the appropriate families with a lower or higher income in a uniform and non-discriminating manner.

The Housing Authority will affirmatively market its public housing to all eligible income groups.

Prior to the beginning of each fiscal year, the Housing Authority will analyze the income levels of families residing in each of its public housing developments, the income levels of census tracts in which these developments are located, and the income levels of the families on the waiting list.

Based on this analysis, the Housing Authority will determine the level of marketing strategies and deconcentration incentives to implement.

NOW THEREFORE BE IT FURTHER RESOLVED, The Housing Authority of the City of Pittston may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development;

AND THAT

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

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

ATTACHMENT 2 -- DECONCENTRATION ANALYSIS

- Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? *yes*
- Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? *no*
- If yes, the PHA completes the table shown below.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [See step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 24CFR 903.2(c)(1)(v)]
<i>All three family developments have average incomes within 15% of the overall average.</i>			

ATTACHMENT 3 -- VOLUNTARY CONVERSION

- a. How many of the PHA's developments are subject to the Required Initial Assessment? *3*
- 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)? *2*
- c. How many assessments were conducted for the PHA's covered developments? *3*
- d. Identify developments that may be appropriate for conversion based on the Required Initial Assessment:

Development Name	Number of Units
<i>None</i>	

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. *Not applicable*

ATTACHMENT 4 -- RESIDENT ADVISORY BOARD

Ms. Darlene Hoover
Ms. Sheila Kelly
Mr. Joseph Tavaglione
Ms. Evelyn Orlando
Ms. Hilde MacDonald

ATTACHMENT 5 -- RESIDENT BOARD MEMBER

Joseph Tavaglione was appointed to the Board by the Mayor.
He is a resident of Infantino Towers.
He is appointed for a five year term.
The term expires October 16, 2006.

ATTACHMENT 6 – SECTION 8 PROJECT-BASED VOUCHERS

The Pittston Housing Authority is amending its Section 8 Administrative Plan to permit the use of Section 8 Vouchers as project-based subsidies. Up to 20 Vouchers will be made available for this purpose. A request for proposals has been published and a site on Williams Street east of downtown on the major bus line has been selected.

The Authority does not have a special allocation of Vouchers for this purpose. It will utilize the turnover from its existing allocation of vouchers. When program participants decide to no longer utilize their vouchers, the voucher will be made available as needed for the selected project-based site.

Eligible applicants will be selected from the Authority's Section 8 waiting list. Eligible applicants will be granted the top preference when any of the 20 units are available for occupancy. Eligibility for these units is limited to one or two person households where at least one person is 62 years of age or older.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

ATTACHMENT 7 -- DEFINITION OF SUBSTANTIAL CHANGES

A significant change is defined as:

1. Changes to rent or admissions policies or organization of the waiting list except where the changes are to bring them into compliance with HUD requirements or expands options for residents.
2. Addition of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan).

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

ATTACHMENT 8 – VACANCIES DUE TO MAKE-UP AND LEASE-UP

The number of vacant apartments has steadily increased over the past several years. The increasing number of turnovers is beyond the capacity of the staff. There are currently 58 vacant apartments. Many of these are in need of major repairs. The staff is unable to handle this backlog in addition to current vacancies and routine work. The Authority therefore intends to contract for the repairs. Once the backlog is eliminated, it is expected that the staff will be able to maintain the on-going turnover. Funding has been included in the 2005 and 2006 budgets to address this urgent need.

ATTACHMENT 9 -- 2004 CAPITAL FUND PROGRAM PERFORMANCE AND EVALUATION REPORT (computer file – pa042a01)

ATTACHMENT 10 – 2005 CAPITAL FUND PROGRAM PERFORMANCE AND EVALUATION REPORT (computer file – pa042b01)

ATTACHMENT 11 – 2006 CAPITAL FUND PROGRAM PERFORMANCE AND EVALUATION REPORT (computer file – pa042c01)

ATTACHMENT 12 – 2007 CAPITAL FUND PROGRAM ANNUAL BUDGET (computer file – pa042d01)

ATTACHMENT 13 – 2008-2011 CAPITAL FUND PROGRAM FIVE YEAR PLAN (computer file – pa042e01)

ATTACHMENT 14 – REVIEW OF VACANCIES

The Authority is presently reviewing the number of vacancies to determine feasibility of maintaining the current number of units the agency has under its jurisdiction.

FINAL AGENCY PLAN – October 2, 2006

OMB Approval No: 2577-0226
(exp. 02/28/2006)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Pittston		Grant Type and Number Capital Fund Program Grant No: PA26P04250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2006 <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	94,950	66,481	66,000.00	66,000.00
3	1408 Management Improvements	48,600	48,600	48,600.00	47,700.00
4	1410 Administration	27,337	14,118	14,118.00	14,118.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,500	21,514	21,514	19,134.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,368	2,368	2,368.00	2,368.000
10	1460 Dwelling Structures	226,531	285,708	285,708.00	204,500.00
11	1465.1 Dwelling Equipment—Nonexpendable	30,250	30,250	30,250.00	30,250.00
12	1470 Nondwelling Structures	16,000	8,037	0	0
13	1475 Nondwelling Equipment	25,000	34,460	34,460	7,932
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency	9,868			
	Amount of Annual Grant: (sum of lines.....)	511,536	511,536	503,018.00	391,952.00
	Amount of line XX Related to LBP Activities	0			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Pittston		Grant Type and Number Capital Fund Program Grant No: PA26P04250104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 02) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	25,000			
	Amount of line XX Related to Security –Soft Costs	45,000			
	Amount of Line XX related to Security-- Hard Costs	25,000			
	Amount of line XX Related to Energy Conservation Measures	107,268			
	Collateralization Expenses or Debt Service	0			

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Pittston				Grant Type and Number Capital Fund Program Grant No: PA26P04250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
PHA-Wide	Operations (1406)	1406		94,950	66,481	66,000.00	66,000.00		
	Security (1408)	1408		45,000	45,000	45,000.00	45,000.00		
	Financial Consultant (1408)	1408		3,600	3,600	3,600.00	2,700.00		
	Administration (1410)	1410		27,337	14,118	14,118.00	14,118.00		
	A & E Fees (1430)	1430		30,500	21,514	21,514.00	19,134.00		
	Computer Upgrades (1475)	1475		10,000	0				
	Contingency (1502)	1502		9,868	0				
	Sub-Total			221,255	150,713	150,232.00	146,952.00		
Panama Street	Provide Security Cameras	1475	2	25,000	34,460	34,460.00	7,932.00	In process	
PA 42-1	Replace lever sets-entrances	1460	50 units	25,000	26,035	26,035.00	14,187.00	In process	
	Replace smoke alarms	1460	50 units	20,000	35,921	35,921.00	21,757.00	U.S. Labor Action	
	Replace refrigerators	1465	50 units	17,500	17,500	17,500.00	17,500.00	Completed	
	Replace ranges	1465	50 units	12,750	12,750	12,750.00	12,750.00	Completed	
	Redesign kitchens – 1 Bedroom units	1460	8	0	0	0	0	Completed 2003	
	Metal shelving	1470	1 Lump Sum	4,000	2,037			Preparing for bid	
	Sub-Total			104,250	128,703	126,666.00	74,126.00		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Pittston			Grant Type and Number Capital Fund Program Grant No: PA26P04250104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Apollo	Replace auto door opener	1460	2	2,013	2,013	2,013.00	2,013.00	Completed
PA 42-2	Replace storm doors – 1 Bdr.	1460	20	6,000	11,400	11,400.00	11,400.00	Completed
	Replace door knobs – mid-rise	1460	30	9,000	10,400	10,400.00	3,995.00	In Progress
	Replace A/C – 1 st floor corridor	1460	1 LS	0	2,035	2,035.00	2,035.00	Emergency Complete
	Replace A/C – 2 nd floor corridor	1460	1 LS	0	2,240	2,240.00	2,240.00	Emergency Complete
	Sub-Total			17,013	28,088	28,088.00	21,683.00	
Infantino Towers	Replace windows (120)	1460	120	71,018	0	0	0	Eliminated
PA 42-3E	Provide Security Cameras	1460	7	25,000	2,581	2,581.00	2,581.00	Completed
	Metal Shelving in garage	1470	1 Lump Sum	4,000	2,000			Preparing for bids
	Replace auto door opener	1460	1	1,500	0			Eliminated
	Replace Controller on Furnace	1460	1 Lump Sum	0	28,377	28,377.00	0	From 2010 Completed
	Sub-Total			101,518	32,958	30,958.00	2,581.00	
Riverview Manor	Metal shelving – garage	1470	1 Lump Sum	4,000	2,000			Preparing for bid
PA 42-3NE	Replace tub wall surrounds	1460	90 units	27,000	61,850	61,850.00	61,850.00	Awaiting other bids
	Replace smoke detectors	1460	90 units	20,000	59,943	59,943.00	56,690.00	U.S. Labor Action
	Sub-Total			51,000	123,793	121,793.00	118,540.00	
Winter Street	Metal shelving	1470	1 Lump Sum	4,000	2,000			Preparing for bid
PA 42-4	Speed bumps	1450	5	2,500	2,368	2,368.00	2,368.00	Completed
	Replace smoke detectors	1460	50 units	20,000	42,913	42,913.00	25,702.00	U.S. Labor Action
	Sub-Total			26,500	47,281	45,281.00	28,070.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF PITTSBURGH		Grant Type and Number Capital Fund Program No: PA26P04250104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	6/30/06	9/13/06		6/30/08	9/13/08		Dates changed to reflect ACC
PA 42-1 PANAMA	6/30/06	9/13/06		6/30/08	9/13/08		
PA 42-2 APOLLO	6/30/06	9/13/06		6/30/08	9/13/08		
PA 42-3E INFANTINO TOWERS	6/30/06	9/13/06		6/30/08	9/13/08		
PA 42-3NE RIVERVIEW MNR	6/30/06	9/13/06		6/30/08	9/13/08		
PA 42-4 WINTER STREET	6/30/06	9/13/06		6/30/08	9/13/08		

2005 CAPITAL FUND PROGRAM PERFORMANCE AND EVALUATION REPORT – August 14, 2006

ATTACHMENT 9 - computer file pa042b02

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Pittston		Grant Type and Number Capital Fund Program Grant No: PA26P04250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) Original Revised to reflect Formula Grant <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <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	10,000	10,000	10,000	10,000
3	1408 Management Improvements	42,722	48,600	48,600	1,992
4	1410 Administration	30,000	19,791	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,579	25,579	21,201	12,123
8	1440 Site Acquisition				
9	1450 Site Improvement	166,385	0	0	0
10	1460 Dwelling Structures	199,902	356,798	306,798	114,900
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	21,070	34,890	34,890	6,031
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	495,658	495,658	421,489	145,046
	Amount of line XX Related to LBP Activities	0			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Pittston		Grant Type and Number Capital Fund Program Grant No: PA26P04250105 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) Original Revised to reflect Formula Grant <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of line XX Related to Section 504 compliance	10,000	0		
	Amount of line XX Related to Security –Soft Costs	39,122	45,000	45,000	1,092
	Amount of Line XX related to Security-- Hard Costs	11,070	34,890	34,890	6,031
	Amount of line XX Related to Energy Conservation Measures	50,000	50,000		
	Collateralization Expenses or Debt Service	0	0		

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Pittston				Grant Type and Number Capital Fund Program Grant No: PA26P04250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Obligated	Expended		
	Operations	1406		10,000	10,000	10,000	10,000		
PHA-Wide	Security (1408)	1408		39,122	45,000	45,000	1,092		
	Financial Consultant (1408)	1408		3,600	3,600	3,600	900		
	Administration (1410)	1410		30,000	19,791				
	A & E Fees (1430)	1430		25,579	25,579	21,201	12,123		
	Computer Upgrades (1475)	1475	5	10,000	0			As needed	
	Accessibility Improvements (1460)	1460		10,000	0				
	Vacancies Due to Make-up and Lease-up (1460)	1460		152,973	145,533	145,533	29,737	In process	
	Sub-Total			281,274	249,503	225,334	53,852		
Apollo	Mid-rise: Paint stairs and stair landings	1460	6000 sf	0	0			Handle in-house	
PA 42-2	Replace furnace room doors	1460	10	20,000	16,565	16,565	8,940	In process	
	Sub-Total			20,000	16,565	16,565	8,940		
Infantino									
PA 42-3E	Bathroom Floors	1460	60	10,000	0			With other flooring in 2008	
	Sub-Total			10,000	0				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Pittston			Grant Type and Number Capital Fund Program Grant No: PA26P04250105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Panama Street	Replace concrete stoops at front and back (80 CY)	1450	80 CY	0	0			Moved to 2007
PA 42-1	Replace concrete steps at Panama Street (8 - average 6 risers)	1450	8	12,000	0			Moved to 2008
	Sub-Total			12,000	0			
Riverview Manor	Replace concrete stoops and steps at front and sidewalk/erosion control as required	1450	90	25,000	0			Moved to 2007
PA 42-3NE	Replace all sidewalks (33,600 SF) and erosion control	1450	33,600 SF	0	0			Combined with above item
	Redesign dumpster areas (3)	1450	3	10,000	0			Moved to 2007
	Security cameras	1475	2	11,070	34,890	34,890	6,031	In process
	Replace single roof	1460	520 sq. ft	51,314	144,700	144,700	76,223	In process
	Storm Doors – front and back	1460	90	50,000	50,000			Preparing for Bid
	Sub-Total			122,384	229,590	179,590	82,254	
Winter Street								
	Replace bathroom vanities	1460	50 units	25,000	0			Eliminated
PA 42-4	Sub-Total			25,000	0			

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HOUSING AUTHORITY OF THE CITY OF PITTSBURGH		Grant Type and Number Capital Fund Program No: PA26P04250105 Replacement Housing Factor No:				Federal FY of Grant: 2005	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE	8/18/07	8/17/07		8/18/09	8/17/09		Revised to reflect ACC dates.
PA 42-3E INFANTINO TOWERS	8/18/07	8/17/07		8/18/09	8/17/09		
PA 42-ENE RIVERVIEW MNR	8/18/07	8/17/07		8/18/09	8/17/09		
PA 42-4 WINTER STREET	8/18/07	8/17/07		8/18/09	8/17/09		
PA 42-2 APOLLO	8/18/07	8/17/07		8/18/09	8/17/09		

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Pittston		Capital Type and Number Capital Fund Program Grant No: PA26P04250104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (Revision Number: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/2006				<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 (Privately financed with future CFP for repayment)				
2	1406 Operations	\$60,000	\$60,000	\$0	\$0
3	1408 Management Improvements-Soft Costs	\$43,100	\$48,600	\$0	\$0
	Management Improvements-Hard Costs				
4	1410 Administration	\$30,000	\$30,000	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,419	\$25,419	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements				
10	1460 Dwelling Structures	\$278,264	\$182,814	\$0	\$0
11	1465.1 Dwelling Equipment-Non-expendable				
12	1470 Non-dwelling Structure				
13	1475 Non-dwelling Equipment	\$10,000	\$100,000	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$4,050	\$4,000		
21	Amount of Annual Grant (Sum of lines 2-20)	\$450,833	\$450,833		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	\$10,000	\$10,000		
24	Amount of line 21 Related to Security -- Soft Costs	\$39,500	\$45,000		
25	Amount of line 21 Related to Security -- Hard Costs	\$0	\$95,200		
26	Amount of line 20 Related to Energy Conservation Measures	\$128,125	\$0		

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operations	1406		\$60,000	\$60,000			
	Security	1408		\$39,500	\$45,000			
	Financial Consultant	1408		\$3,600	\$3,600			
	Administration	1410		\$30,000	\$30,000			
	A&E Fees	1430		\$25,419	\$25,419			
	Computer Upgrades	1475		\$10,000	\$10,000			
	Accessibility Improvements	1460		\$10,000	\$10,000			
	Vacancies due to make-up and lease-up	1460	25	\$10,000	\$60,650			
	Contingency	1502		\$4,050	\$4,000			
	Sub-Total			\$192,569	\$248,669			
PA 42-1 Panama Street	Provide dryer hook-ups	1460	42	\$12,600	\$12,600			
	Replace furnaces	1460	50	\$60,000	\$0			Move to 2008
	Replace all bi-fold doors	1460	294	\$46,539	\$46,539			
	Sub-Total			\$119,139	\$59,139			
PA 42-2 Apollo Apartments	Cottages: Replace furnaces	1460	5	\$32,000	\$0			Move to 2009
	Security Cameras	1475	16	\$0	\$45,000			New item
	Sub-Total			\$32,000	\$45,000			
PA 42-3NE Riverview Manor	Provide Dryer hook-ups and vents	1460	90	\$27,000	\$27,000			
	Provide individual heating systems	1460	90	\$36,125	\$0			Move to 2009
	Sub-Total			\$63,125	\$27,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
42-3E Infantino Towers	Door cylinder replacement	1460	80	\$0	\$5,200			New item
	Sub-Total			\$0	\$5,200			
PA 42-4 Winter Street	Replace washer shut-offs; add water shut-offs	1460	100	\$14,000	\$14,000			
	Replace piping in kitchen area to copper piping	1460	3000LF	\$30,000	\$0			Move to 2009
	Door cylinder replacement	1460	105	\$0	\$6,825			New item
	Security Cameras	1475	16	\$0	\$45,000			New item
	Sub-Total			\$44,000	\$65,825			
	TOTAL			\$450,833	\$450,833			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Pittston		Capital Type and Number Capital Fund Program Grant No: PA26P04250107 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> (X) Original Annual Statement			<input type="checkbox"/> () Reserve for Disasters/Emergencies		<input type="checkbox"/> () Revised Annual Statement (Revision Number:)
<input type="checkbox"/> () Performance and Evaluation Report for Program Year Ending _____			<input type="checkbox"/> () Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds (Privately financed with future CFP for repayment)				
2	1406 Operations	\$70,629	\$0	\$0	\$0
3	1408 Management Improvements-Soft Costs	\$48,600	\$0	\$0	\$0
	Management Improvements-Hard Costs				
4	1410 Administration	\$30,000	\$0	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,419	\$0	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements	\$33,500	\$0	\$0	\$0
10	1460 Dwelling Structures	\$226,935	\$0	\$0	\$0
11	1465.1 Dwelling Equipment-Non-expendable				
12	1470 Non-dwelling Structure	\$1,750	\$0	\$0	\$0
13	1475 Non-dwelling Equipment	\$10,000	\$0	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$4,000	\$0	\$0	\$0
21	Amount of Annual Grant (Sum of lines 2-20)	\$450,833	\$0	\$0	\$0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security -- Soft Costs				
25	Amount of line 21 Related to Security -- Hard Costs				
26	Amount of line 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: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operations	1406		\$70,629				
	Security	1408		\$45,000				
	Financial Consultant	1408		\$3,600				
	Administration	1410		\$30,000				
	A&E Fees	1430		\$25,419				
	Computer Upgrades	1475		\$10,000				
	Accessibility Improvements	1460		\$10,000				
	Vacancies due to make-up and lease-up	1460		\$10,000				
	Contingency	1502		\$4,000				
	Sub-Total			\$208,648	\$0			
PA 42-1 Panama Street	Replace exterior hose bibs	1450	50	\$17,500				
	Replace concrete stoops at front & back	1450	80 CY	\$16,000				
	Emergency Lighting community room	1470	2	\$400				
	Refinish kitchen cabinets	1460	42-2000 SF	\$4,000				
	Replace range hoods	1460	42	\$8,400				
	Sub-Total			\$46,300	\$0			
PA 42-2 Apollo Apartments	Mid-Rise: Replace garbage shoot doors	1460	3	\$3,000				
	Cottages: Replace shingle roofs	1460	1,400 SQ	\$176,535				
	Sub-Total			\$179,535	\$0			
42-3E Infantino Towers								
	Sub-Total			\$0	\$0			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 42-3NE	Replace exhausts in community rooms	1470	2	\$600				
Riverview Manor	Provide illuminated exit signs in community building	1470	3	\$750				
	Sub-Total			\$1,350	\$0			
PA 42-4 Winter Street	Replace bathroom exhaust and duct	1460	50	\$15,000				
	Sub-Total			\$15,000	\$0			
	TOTAL			\$450,833	\$0			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Pittston			(X) Original 5-Year Plan () Revision No:		
Development Number/Name/ HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant:2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
PA 42-1 Panama Street		105,000	0		57,320
PA 42-2 Apollo Apartments		65,600	35,600	86,100	48,850
PA 42-3E Infantino Towers		11,000	127,250	37,050	44,980
PA 42-3NE Riverview Manor		56,396	61,125	57,365	28,070
PA 42-4 Winter Street		10,000	36,000	55,000	78,300
Physical Improvements		247,996	259,975	235,515	257,520
Operations		60,000	60,000	60,000	60,000
Management Improvements		46,143	46,123	46,123	46,123
Administration		30,000	30,000	30,000	30,000
Fees and Costs		25,419	25,000	25,000	25,000
Computer Upgrades		10,000	10,000	10,000	10,000
Accessibility Improvements		10,000	10,000	10,000	10,000
Contingency		21,275	9,735	34,195	12,190
Total CFP Funds (Est.)		450,833	450,833	450,833	450,833
Total Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 2007	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Annual Statement	PA 42-1 Panama Street	1. Replace Furnaces (50)	60,000	PA 42-1 Panama Street		
		2. Replace hot water grills for supply and return for each unit - 450	45,000			
		Sub-Total	105,000		Sub-Total	0
	PA 42-2 Apollo	1. Mid-Rise and Cottages: Replace all windows (164)	65,600	PA 42-2 Apollo Apartments	1. Cottages: Replace all bi-fold doors-60	15,600
						2. Cottages: Replace furnaces (5)
		Sub-Total	65,600		Sub-Total	35,600
	PA 42-3E Infantino Towers	3. Add exhaust in Community Room & Board Room (2) 4. Laundry Room - Updrade dryer exhausts (1 LS)	6,000	PA 42-3E Infantino Towers	1. Replace toilets (60)	20,000
					5,000	2. Replace flooring for all units (60)
		Sub-Total	11,000		Sub-Total	127,250

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 2007	Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Annual Statement	PA 42-3NE Riverview Manor	1. New refrigerators (90)	33,896	PA 42-3NE Riverview Manor	1. Replace brick veneer for 2 smaller buildings (2,600 SF) 2. Heating systems (90)	25,000
		2. Replace kitchen countertops (900 LF)	22,500			36,125
		Sub-Total	56,396		Sub-Total	61,125
	PA 42-4 Winter Street	1. Replace range hoods - 50	10,000	PA 42-4 Winter Street	1. Re-caulk all brick control joints-2000 LF 2. Replace piping in kitchens to copper 3000 LF	6,000
						30,000
		Sub-Total	10,000		Sub-Total	36,000
			TOTAL 247,996			TOTAL 259,975

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages - Work Activities					
Activities for Year 1 2007	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011	
PA 42-2 Apollo Apartments	1. Mid-Rise: Replace exterior metal doors including hardware - 4 2. Mid-Rise: Replace overhead door and frame - 1 3. Mid-Rise: Replace trash compactor - 1 4. Mid-Rise and Cottages: Replace gas stoves - 52 5. Cottages: Replace furnaces-5 6. Cottages: Replace hot water heaters - 5	7,050 1,050 25,000 26,000 12,000 15,000	PA 42-1 Panama Street	1. Replace four garage doors+automatic door openers 2. Replace storm doors (92)	12,320 45,000
			Sub-Total		57,320
			PA 42-2 Apollo Apartments	1. Replace lighting in furnace room Mid-Rise (6) 2. Replace lighting in furnace rooms - BR Units (5) 3. Replace canopy over entire pedestrian bridge at mid-rise (1 LS)	2,100 1,750 45,000
			Sub-Total		48,850
PA 42-3-E Infantino Towers	1. Add door entry keypad to rooftop door - 1 2. Replace electric stoves - 60	7,050 30,000	PA 42-3E Infantino Towers	1. Replace lighting in furnace room, compactor room & general room (32) 2. Install emergency receptables in corridors, 3 on each floor (12) 4. Install exhaust fans in bathrooms (60)	11,200 3,780 30,000
			Sub-Total		44,980

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages - Work Activities						
Activities for Year 1 2007	Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
	PA 42-3NE Riverview Manor	1. Replace hot water storage tanks -4 2. Replace gas stoves - 90 3. Community Building: Replace toilet fixtures - 4	17,400 36,665 3,300	PA 42-3NE Riverview Manor	1. Replace lighting in all furnace rooms & community building (19) 2. Replace exhaust fans in bathrooms (90)	6,650 21,420
		Sub-Total	57,365			28,070
	PA 42-4 Winter Street	1. Replace all furnaces - 50	55,000	PA 42-4 Winter Street	1. Ranges (50) 2. Refrigerators (50) 3. Replace cabinets & countertops in 1 BR units (8) 4. Re-do expansion joints (50)	21,000 21,000 30,000 6,300
		Sub-Total	55,000			78,300
			TOTAL 235,515	TOTAL 257,520		