

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Streamlined 5-Year Plan for Fiscal Years 2008 - 2011

Streamlined Annual Plan for Fiscal Year 2007

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

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Willkes-Barre Housing Authority

PHA Number: PA047

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

PHA Programs Administered:

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

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

- Main business office of the PHA
- PHA development management offices

Other (list below)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2008 - 2011

[24 CFR Part 903.12]

A. Mission

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

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

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

“It is the mission of the Wilkes-Barre Housing Authority to provide affordable housing to the City's low income families and elderly population and to insure the proper maintenance of such housing. The Authority will also work to improve the quality of life of our tenant population by maintaining a close relationship with community agencies that provide services to the low-income community.”

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- 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)

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan PHA Fiscal Year 2007 [24 CFR Part 903.12(b)]

Table of Contents

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Housing Needs	7
<input checked="" type="checkbox"/>	2. Financial Resources	13
<input checked="" type="checkbox"/>	3. Policies on Eligibility, Selection and Admissions	13
<input checked="" type="checkbox"/>	4. Rent Determination Policies	21
<input checked="" type="checkbox"/>	5. Capital Improvements Needs	25
<input checked="" type="checkbox"/>	6. Demolition and Disposition	26
<input checked="" type="checkbox"/>	7. Homeownership	27
<input checked="" type="checkbox"/>	8. Civil Rights Certifications (included with PHA Certifications of Compliance)	28
<input checked="" type="checkbox"/>	9. Additional Information	28
	a. PHA Progress on Meeting 5-Year Mission and Goals	28
	b. Criteria for Substantial Deviations and Significant Amendments	28
	c. Other Information Requested by HUD	29
	i. Resident Advisory Board Membership and Consultation Process	29
	ii. Resident Membership on the PHA Governing Board	29
	iii. PHA Statement of Consistency with Consolidated Plan	31
	iv. (Reserved)	
<input checked="" type="checkbox"/>	10. Project-Based Voucher Program	32
<input checked="" type="checkbox"/>	11. Supporting Documents Available for Review	32
<input checked="" type="checkbox"/>	12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Attachment
<input checked="" type="checkbox"/>	13. Capital Fund Program 5-Year Action Plan	Attachment
<input type="checkbox"/>	14. Other (List below, providing name for each item)	

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

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

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

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

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

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

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

Executive Summary (optional)

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

At the present time, the Authority administers 888 conventional public housing units and 674 vouchers.

Of the 888 conventional housing units under management, 592 (67%) are for the elderly. In addition, 100 of the Section 8 tenants are elderly and/or disabled. Few tenant families have incomes over 50% of median. Furthermore, 49 percent of families and 5 percent of individuals in elderly high-rises report income from employment. The overwhelming majority of our tenants rely on a fixed source of income, such as social security, SSI, welfare, pensions, etc., for subsistence. Therefore, we recognize that our tenant population consists of families that have significant needs and a review of our waiting lists indicates that this profile will likely remain the same in the immediate future.

With this constituency in mind, the Wilkes-Barre Housing Authority has developed this plan and set its goals accordingly. The Authority has convened a resident advisory board to review current programs and practices and to provide recommendations on the general administration of the Authority's programs. The Authority met with the advisory board to review the requirements of the QHWRA of 1998 and the components of the Five-Year Comprehensive Plan.

The Wilkes-Barre Housing Authority is committed to its mission of providing affordable housing to the City's low-income families and to insuring the proper maintenance of such housing. The Authority will also work to improve the quality of life of its tenant population by maintaining a close relationship with community agencies that provide support to the low-income community.

The Wilkes-Barre Housing Authority has also established a goal to increase our applicant base by cooperating with other social service agencies in order to assist the greatest number of needy families.

An additional goal of the Authority is to increase homeownership among its existing and potential clientele by exploring available incentives offered through HUD and is working closely with the City, lending institutions and other agencies in establishing and implementing homeownership opportunities for both Public Housing and Section 8 participants.

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

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

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

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	378		249
Extremely low income <=30% AMI	324	86	
Very low income (>30% but <=50% AMI)	50	13	
Low income (>50% but <80% AMI)	4	1	
Families with children	255	67	
Elderly families	9	2	
Families with Disabilities	23	6	
Race/ethnicity White	198	52	
Race/ethnicity Black	159	42	
Race/ethnicity Multi	21	6	
Race/ethnicity Hispanic	35	9	
Race/ethnicity Non-Hispanic	343	91	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
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			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	133		
Extremely low income <=30% AMI	99	74.4	
Very low income (>30% but <=50% AMI)	24	18.0	
Low income (>50% but <80% AMI)	11	8.3	
Families with children	63	47.4	
Elderly families	16	12.0	
Families with Disabilities	21	15.8	
Race/ethnicity White	73	54.9	
Race/ethnicity Black	58	43.6	
Race/ethnicity Multi	2	1.5	
Race/ethnicity Am Indian/ Alaskan	1	.8	
Race/ethnicity Hispanic	11	8.3	
Race/ethnicity	123	92.5	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	59	44.4	
1BR	10	7.5	
2 BR	40	30.1	
3 BR	20	15.0	
4 BR	4	3.0	
5 BR	1	.8	
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			

B. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

No additional units are needed.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
- None

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

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

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 20__ grants)	2,175,628	
a) Public Housing Operating Fund	1,205,323	
a) Public Housing Capital Fund		
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
b) Annual Contributions for Section 8 Tenant-Based Assistance	2,760,940	
c) Resident Opportunity and Self-Sufficiency Grants		
d) Community Development Block Grant		
e) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2005	119,867	
CFP 2006	1,163,493	
3. Public Housing Dwelling Rental Income	2,107,160	
4. Other income (list below)		
Excess Utilities	17,560	
Interest Income	31,370	
Tenant Charges/Laundry	96,130	
4. Non-federal sources (list below)		
Total resources	9,677,471	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

Verifications begin when the application is submitted.

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/Employer 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)

c. Site-Based Waiting Lists-Previous Year

1. **NO** Has the PHA operated one or more site-based waiting lists in the previous year?
If yes, complete the following table; if not skip to d.

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

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

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

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

d. Site-Based Waiting Lists – Coming Year **NO**

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

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

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

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

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

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

Other (list below)

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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:

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
Resident Handbook and other written policies

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

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

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation

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

Previous Landlord name and address.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(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:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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:

- 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)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 3 Residents who live and/or work in your jurisdiction
- 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. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

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

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

b. Minimum Rent

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

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

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

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

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

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

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

Flat rent is applied according to bedroom size.

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

that apply)

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such

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

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

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

(1) Hope VI Revitalization

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

6. Demolition and Disposition

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

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

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities

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

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

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

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

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

(2) Program Description

a. Size of Program

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

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

b. PHA established eligibility criteria

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

If yes, list criteria below:

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

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

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2007- 2011.)

The Authority implements HUD requirements as rules are promulgated, and sets goals in a timely manner. The Authority is compliant with rules and regulations, and has implemented activities to achieve our goals. The Authority supports resident organizations and activities in an effort to give residents a voice in Authority governance. In addition, by prudently exercising fungibility, the Authority has been able to address modernization needs specified in the plan and maintain the flexibility to deal with planned improvements that require immediate attention. All anticipated objectives are on track according to the previously approved plan.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

A substantial deviation from the five-year plan is any circumstance that has not been addressed in the plan and would require significant changes in the business plan of the Authority.

b. Significant Amendment or Modification to the Annual Plan

A significant amendment or modification to the Annual Plan is any circumstance that has not been addressed elsewhere in the Five-Year Plan and would require the Authority to proceed in a manner that not only is inconsistent with the goals and objectives of the five-year and annual plan, but requires the establishment of other contradictory goals.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

The Advisory board's comments were complimentary. All members were pleased about how well the needs of residents are being addressed and the number of ways the residents can provide input to the Authority's goals and objectives. They were pleased to see that improvements to the common areas (hallways, community rooms and lobbies) are addressed in the five-year plan. They believe that the plan is appropriate and comprehensive given the substantial cuts in funding the Authority is facing.

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

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

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

Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

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

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

Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

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

Other: (describe)

Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

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

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

The members of the Board are appointed by the Mayor of the City of Wilkes-Barre.

Date of next term expiration of a governing board member: 2007

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

Thomas Leighton, Mayor, City of Wilkes-Barre

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here)

City of Wilkes-Barre, Pennsylvania

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

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

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

The City of Wilkes-Barre supports services for the elderly. In addition, the City sponsors a homeownership program open to residents of Public Housing and Section 8.

(4) (Reserved)

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

10. Project-Based Voucher Program

a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

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

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

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Based Waiting List Procedure.	Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public

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

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

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

13. Capital Fund Program Five-Year Action Plan

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

13. Capital Fund Program Five-Year Action Plan

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

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		Original 5-Year Plan 2007-2011			
		Revision No:			
Development Number/Name/HA-Wide	Year 1 FY 2007	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant:2008 PHA FY:2008	FFY Grant: 2009 PHA FY:2009	FFY Grant: 2010 PHA FY:2010	FFY Grant 2011 PHA FY: 2011
	Annual Statement				
PA 047-000001		Carpeting	Roof/fans/housing	Carpeting	Carpeting
Lincoln Plaza		Remodel Bathrooms	Carpeting	Remodel Kitchens	Replace Overhead Doors
			Patio doors	Plumbing/heatng imp.	Repalce Boiler
			Upgrade Security System		Paving and Concrete Work
PA047-000002		Replace Water Heaters	Sewers	Upgrade Security	Repalce Boilers
Boulevard Townhomes			Sidewalks and Steps	Roofs	Upgrade Security System
					Replace Roofs
Mineral Springs		Concrete Work	Upgrade Security System	Roofs	Upgrade Security System
		Improve Play Area		Drainage & Lnadscaping	Drainage and Landscaping
PA 047-000003		Interior Electrical	Heating and Ventilation	Upgrade Security	Carpeting
East End		Carpeting	Carpeting	Carpeting	
			Improve Common Areas		
South View Manor			Landscaping		
		Interior Electrical	Heating and Ventilation	Upgrade Security	Carpeting
		Carpeting	Carpeting	Carpeting	
		Upgrade Security	Improve Common Areas		
PA 047-000004			Landscaping		
Valley View					
		Plumbing & Water Lines	Balconies	Improve Common Areas	Carpeting
		Carpeting	Carpeting	Kitchens	
		Concrete Work	Landscaping		
Management Improvements			Improve Comm Room		

		Computer Upgrade	Computer Upgrade	Computer Upgrade	Computer Upgrade
		Non-Dwelling Equipment	Maintenance Vehicle	Non-Dwelling Equipment	Non-Dwelling Equipment
		Staff Development	Staff Development	Staff Development	Staff Development
		General Administrative	General Administrative	General Administrative	General Administrative
		Contingency	Contingency	Contingency	Contingency
		Operations	Operations	Operations	Operations
		A&E Service	A&E Service	A&E Service	A&E Service
CFP Funds Listed for 5-year planning	1,163,493	1,163,493	1,163,493	1,163,493	1,163,493
Replacement Housing Factor Funds					

Total CFP Estimated Cost	\$1,163,493	\$ 1,163,493	\$1,163,493	\$1,163,493
--------------------------	-------------	--------------	-------------	-------------

Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750107 Replacement Housing Factor Grant No.			Federal FY of Grant: 2007
Original Annual Statement		Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No:)	
Performance and Evaluation		Report for Period Ending:		Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	232,700			
3	1408 Management Improvemnts	10,000	0		
4	1410 Administration	116,350	0		
5	1411 Audit	0	0		
6	1415 Liguידated Damages				
7	1430 Fees and Costs	60,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	255,000	0		
10	1460 Dwelling Structures	408,000	0		
11	1465.1 Dwelling Equipment-Nonexpendable	40,000	0		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	35,000	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	6,443	0		
21	Amount of Annual Grant: (sum of lines 2-20)	1,163,493	0	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	95,000			
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount of Line 21 Related to Energy Conservation	178,000			

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

		Grant Type and Number Capital Fund Program Grant No: PA26P04750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza	Carpeting ¹	1460	15	25,000				0%
PA047-000001	Replace Ground Fault Receptacles	1460	200	25,000				0%
	Total			50,000	0			0%
PA047-000002								
Boulevard	Replace Sewer Lines	1450	2 Lines	85,000				
Townhomes	Replace Boilers	1460	2	40,000				
	Replacce Siding	1460	3 Bldgs	40,000				
						0	0	
Mineral Springs	Replace Water Heaters	1460	90	18,000				
	Landscaping	1450	All	30,000				
	Pave Access Road ⁶	1450		140,000				
	Total			353,000	0			
PA047-000003								
East End Towers	A/C Community Room	1460	1	20,000				
	Carpeting ¹	1460	8	15,000				0%
	Replace gate valves	1460	20	30,000				0%
						0	0	
South View	A/C Community Room	1460	1	20,000				
Manor	Replace interior high voltage equipment	1460	1	40,000				
	Carpeting ¹	1460	8	15,000				
	Remodel Bathrooms	1460	70	95,000				
	Total			235,000	0			
PA047-000005								
Terrace	Carpeting ¹	1460	15	25,000				0%
	Total			25,000	0			

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

		Grant Type and Number Capital Fund Program Grant No: PA26P04750107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status Of Work
				Original	Revised	Funds Obligated	Funds Expended
	Sub-Total Developments			663,000			
Activities	Upgrade Electronic Equipment ²	1475.1	15	10,000			
Management	Non Dwelling Equipment (Office Equip) ³	1475.1	Assorted	25,000			0%
Improvements	Dwelling Equipment (Appliances) ⁴	1465.1	75	40,000			0%
	Operations	1406		232,700			0%
	Staff Development	1408		10,000			0%
	General Administrative ⁵	1410		116,350			0%
	Contingency	1502		6,443			
	Total			440,493	0		
	A&E Services	1430		60,000			
	Total			60,000	0		
	Sub-Total HA			500,493			
	Total			1,163,493			
¹ Force Account Work							
² Computers, printer, copier, telephones and other peripheral devices.							
³ Office Furniture and Equipment							
⁴ Stoves and Refrigerators according to replacement schedule							
⁵ Salaries Benefits, Advertising, Inspections, etc.							
⁶ Pave 1/2 mile road, two lanes with off road parking spaces.							

Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750106 Replacement Housing Factor Grant No.			Federal FY of Grant: 2006
Original Annual Statement Reserve For Disasters/Emergenicies Performance and Evaluation Report for Period Ending: 6/30/2006		Revised Annual Statement (Revision No: 1) Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	232,698	232,698		
3	1408 Management Improvemnts	10,000	10,000		
4	1410 Administration	116,350	116,350		
5	1411 Audit	0	0		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000	60,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	232,000	235,000		
10	1460 Dwelling Structures	449,000	449,000		
11	1465.1 Dwelling Equipment-Nonexpendable	22,500	22,500		
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	25,000	25,000		
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	15,945	12,945		
21	Amount of Annual Grant: (sum of lines 2-20)	1,163,493	1,163,493	0	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	200,000	155,000		
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs	35,000	15,000		
26	Amount of Line 21 Related to Energy Conservation	300,000	207,500		

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

Capital

		Grant Type and Number Capital Fund Program Grant No: PA26P04750106 Replacement Housing Factor Grant No:				Federal FY of Grant:		2006
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
Lincoln Plaza	Carpeting ¹	1460	15	25,000	25,000			0%
PA047-000001	Rehab Hallways	1460	10 Hallways	60,000	50,000			0%
	Rehab Community Room /Lobby and	1460	2 Areas	50,000	25,000			0%
	Remodel Comm Room Kitchen	1460	1					
	Security System	1450	1	15,000	15,000			
	Total			150,000	115,000			0%
PA047-000002								
Blvd Townhomes	Replace Sewer Lines	1450	2 Lines	97,000	0			To 2009
	Primary Electric & Transformers	1450	All	0	150,000			From 2005
Mineral Springs	Concrete Work	1450	2 Areas	25,000	0			To 2009
	Fence	1450	400 Feet	25,000	0			To 2008
	Backflow Valve	1460	1	14,000	0			To 2005
	Total			161,000	150,000			
PA047-000003								
East End Towers	Remodel Bathrooms	1460	100	165,000	165,000			0%
	Carpeting ¹	1460	6	15,000	15,000			0%
	Backflow Valve	1460	1	0	7,000	0	0	
South View Manor	Paving, Parking, Landscaping	1450	1 Lot	70,000	70,000			
	Replace Sewer Lines	1460	1	40,000	40,000			
	Carpeting ¹	1460	70	15,000	15,000	0	0	
	Backflow Valve	1460	1	0	7,000			From 2005
	Rehab Community Room, Hallways and Lobby	1460	9 areas	0	35,000			From 2009
	Total			305,000	354,000			
PA047-000004	Backflow Valve	1460	1	20,000	20,000			
Valley View	Replace Shutoff Valves	1460	4	20,000	20,000			

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

Capital

		Grant Type and Number Capital Fund Program Grant No: PA26P04750106 Replacement Housing Factor Grant No:				Federal FY of Grant:		2006
Delvopment Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
				Original	Revised	Funds Obligated	Funds Expended	
Terrace	Carpeting ¹	1460	15	25,000	25,000	0	0	
	Total			65,000	65,000			
	Sub-Total Developments			681,000	684,000			
HA Wide Activities	Upgrade Electronic Equipment ²	1475.1	15	20,000	20,000			
Management	Non Dwelling Equipment (Office Equip) ³	1475.1	Assorted	5,000	5,000			0%
Improvements	Dwelling Equipment (Appliances) ⁴	1465.1	30	22,500	22,500			0%
	Operations	1406		232,698	232,698			0%
	Staff Development	1408		10,000	10,000			0%
	General Administrative ⁵	1410		116,350	116,350			0%
	Contingency	1502		15,945	12,945			
	Total			422,493	419,493			0%
	A&E Services	1430		60,000	60,000			
	Total			60,000	60,000			
	Sub-Total HA			482,493	479,493			
	Total			1,163,493	1,163,493			

Capital Fund Program

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750105 Replacement Housing Factor Grant No.			Federal FY of Grant: 2005
Original Annual Statement Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: 3)			
Performance and Evaluation Report for Period Ending:		Performance and Evaluation Report June 30, 2006			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		0	-	-
3	1408 Management Improvements	10,000	0	-	-
4	1410 Administration	150,000	127,797	121,201	74,845
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	60,000	60,000	43,200
8	1440 Site Acquisition				
9	1450 Site Improvement	70,000	175,900	15,900	-
10	1460 Dwelling Structures	879,000	895,000	774,853	598,513
11	1465.1 Dwelling Equipment-Nonexpendable	60,000	3,339	3,339	-
12	1470 Nondwelling Structures	0	0	-	-
13	1475 Nondwelling Equipment	45,000	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	28,973	15,937	-	
21	Amount of Annual Grant: (sum of lines 2-20)	1,277,973	1,277,973	975,293	716,558
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	200,000	75,000		
24	Amount of Line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs	35,000	15,000		
26	Amount of Line 21 Related to Energy Conservation	300,000	180,000		

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

Capital

		Grant Type and Number PA26P04750105 Capital Fund Program Grant No: 0 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	Funds Obligated	Funds Expended	
Lincoln Plaza	Carpeting ¹	1460	15	25000	20,000	20,000	7590	38%
PA047-01	Electrical	1460	1	50000	0			To 2007
	Rehab Lobby, Hallways, Community Room and Entrance Areas.	1460	13 Areas	0	82500			From 2006
								0%
	Total			75,000	102,500	20000	7590	0%
Bldv Townhomes	Replace Water Heaters	1460	30	20,000	20,000	0	0	
PA047-2	Replace Primary Electric Transformers	1450	1	50,000	160,000	0	0	
	Rehab Exterior Structures	1460	2	85,000	0	0	0	To 2004
	Total			155,000	180,000	0	0	
East End Towers	Paving, Parking, Landscaping	1450	1 Lot	20,000	0			
PA047-3A	Carpeting ¹	1460	15	20,000	20,000	20000	7590	38%
	Remodel Kitchens	1460	50	0	123,000	115780	112870	97%
	Total			40,000	143,000	135780	120461	
South View Manor	Remodel Kitchens	1460	70	130,000	90,000	90000	0	
PA047-3B	Carpeting ¹	1460	15	20,000	20,000	20000	7590	38%
	Security Upgrade	1460	1	15,000	0			
	Apartment Conversions	1460	30	489,000	499,427	489000	455285	93%
	Total			654,000	609,427	599000	462875	

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

Capital

		Grant Type and Number PA26P04750105 Capital Fund Program Grant No: 0 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	Funds Obligated	Funds Expended	
	Total			1,277,973	1,277,973	975,293	716,559	
¹	Force Account Work							
²	Computers, printer, copier and other peripheral devices.							
³	Office Furniture and Equipment;							
⁴	Stoves and Refrigerators							
⁵	Salaries, Benefits, Advertising, Inspections							

Capital Fund Program

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

		Grant Type and Number		Replacement		Federal FY of Grant:
		Capital Fund Program Grant No.				2004
		0				
		Housing Factor Grant No.				
Original Annual Statement Reserve For Disasters/Emergenicies Revised Annual Statement (Revision No: 3)						
Performance and Evaluation Report for Period Ending: Performance and Evaluation Report 06-30-2006						
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost		
		Original	Revised	Oligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations			0	0	
3	1408 Management Improvemnts	5000	6586	6586	6586	
4	1410 Administration	75000	75000	75000	75000	
5	1411 Audit	0	0		0	
6	1415 Liguידated Damages		0		0	
7	1430 Fees and Costs	60000	59048	59048	59048	
8	1440 Site Acquisition		0		0	
9	1450 Site Improvement	154400	157975	157975	157975	
10	1460 Dwelling Structures	875430	935365	912346	644679	
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0	
12	1470 Nondwelling Structures	74000	23753	23753	0	
13	1475 Nondwelling Equipment	35000	21103	21103	21103	
14	1485 Demolition		0			
15	1490 Replacement Reserve		0			
16	1492 Moving to work Demonstration		0			
17	1495.1 Relocation Costs		0			
18	1499 Development Activities		0			
19	1501 Collaterization or Debt Service		0			
20	1502 Contingency	0	0	0	0	
21	Amount of Annual Grant: (sum of lines 2-20)	1278830	1278830	1255811	964391	
22	Amount of line 21 Related to LBP Activities	0	0			
23	Amount of Line 21 Related to Section 504 Compliance	10000	84000			
24	Amount of Line 21 Related to Security-Soft Costs	0	0			
25	Amount of Line 21 Related to Security-Hard Costs	0	0			
26	Amount of Line 21 Related to Energy Conservation	285000	285000			

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

Capital

			Grant Type and Number Capital Fund Program Grant No: 0 Housing Factor Grant No: PA26P047501-04			Replacement		Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Lincoln Plaza									
PA047-01	Trash Compactor	1460	1	10925	10875	10875	10,875	100%	
	Carpeting ¹	1460	15 Apts	25000	25000	25000	23,057	92%	
	Office Renovations	1470	1	74000	23753	23753	-	0%	
	Concrete Work	1450	1	25000	30000	30000	30,000	100%	
	Elevator Improvements	1460	2	54000	66000	54781	-	0%	
	Total			188,925	155,628	144409	63,932	0%	
Blvd Townhomes	Replace Sidewalks	1450	3000 sf	25,000	0			To 2009	
PA047-2	Rehab Exterior Structures	1460	5 Bldgs	144,730	220800	209000	-	0%	
	Total			169,730	220,800	209,000	-		
East End Towers									
PA047-3A	Carpeting ¹	1460	8	15000	15000	15000	15,000	100%	
	Remodel Kitchens	1460	50	186000	120000	120000	120,000	100%	
	Concrete Work Replace Access Ramp	1450	1 Ramp	54400	56050	56050	56,050	100%	
	Concrete Work	1450	1	10000	10000	10000	10,000	100%	
	Fire Alarm System	1460	1	183500	202532	202532	202,532	100%	
	Trash Compactor	1460	1	10925	10875	10875	10,875	100%	
	Total			459,825	414,457	414,457	414,457		
South View Manor	Concrete Work	1450		10000	30000	30000	30,000	100%	
PA047-3B	Fire Alarm System	1460	1	183500	202533	202533	202,533	100%	
	Carpeting ¹	1460	8	15,000	15,000	15,000	15,000	100%	
	Trash Compactor	1460	1	10925	10875	10875	10,875	100%	
	Total			219,425	258,408	258,408	258,408		

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

Capital

			Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No: PA26P047501-04			Federal FY of Grant:		2004	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Valley View Terrace	Concrete Work Replace Sidewalks	1450	1515sf	10000	21925	21925	21,925	100%	
	Carpeting ¹	1460	15 Apts	25,000	25,000	25,000	23,057	92%	
	Trash Compactor	1460	1	10925	10875	10875	10,875	100%	
	Total			45,925	57,800	57,800	55,857		
Mineral Springs PA047-6	Concrete Work Replace Sidewalks	1450	3237 sf	20,000	10000	10000	10,000	100%	
	Total			20,000	10,000	10,000	10,000		
	Sub-Total Developments			1,103,830	1,117,093	1,094,074	802,654		
HA Wide Activities									
Management	Computer Upgrade ²	1475.1		10,000	7032	7032	7,032	100%	
Improvements	Non Dwelling Equipment (Office Equip) ³	1475.1		25,000	14071	14071	14,071	100%	
	Staff Development	1408		5,000	6586	6586	6,586	100%	
	General Administrative ⁴	1410		75,000	75000	75000	75,000	100%	
	Total			115,000	102,689	102,689	102,689		
A&E Services		1430		60,000	59,048	59,048	59,048	100%	
				60,000	59,048	59,048	59,048		
	Sub-Total HA			175,000	161,737	161,737	161,737		
	Total			1,278,830	1,278,830	1,255,811	964,391	77%	

Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750103 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003
Original Annual Statement Performance and Evaluation		Reserve For Disasters/Emergenicies Report for Period Ending:6/30/06		Revised Annual Statement (Revision No: 4) Performance and Evaluation Report	
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0		0	
3	1408 Management Improvemnts	0	0	0	0
4	1410 Administration	75000	75000	75000	75000
5	1411 Audit				
6	1415 Liguידated Damages				
7	1430 Fees and Costs	56902	40708	40708	40708
8	1440 Site Acquisition				
9	1450 Site Improvement	390600	385784	385784	385784
10	1460 Dwelling Structures	81743	81743	81743	81743
11	1465.1 Dwelling Equipment-Nonexpendable	12000	10803	10803	10803
12	1470 Nondwelling Structures	488000	510207	510207	487717
13	1475 Nondwelling Equipment	0	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	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2-20)	1104245	1104245	1104245	1081755
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance	225000	225000	225000	225000
24	Amount of Line 21 Related to Security-Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security-Hard Costs	0	0	0	0
26	Amount of Line 21 Related to Energy Conservation	0	10803	10803	10803

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

PHI Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P04750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work	
				Original	Revised	Funds Obligated	Funds Expended		
Lincoln Plaza	Site Work - Parking Expansion	1450	1	390600	385784	385784	385784	100%	
PA047-01	Carpeting ²	1460	15	26743	26743	26743	26743	100%	
	Office Renovations	1470	1	488000	510207	510207	487717	96%	
	Subtotal			905343	922734	922734	900244		
Blvd Townhomes									
PA047-2									
	Subtotal			0	0	0	0		
East End Towers	Carpeting ²	1460	9	15000	15000	15000	15000	100%	
	Subtotal			15000	15000	15000	15000		
South View Manor	Carpeting ²	1460	9	15000	15000	15000	15000	100%	
PA047-3B									
	Subtotal			15000	15000	15000	15000		
Valley View Terrace	Carpeting ²	1460	15	25000	25000	25000	25000	100%	
PA047-5									
	Subtotal			25000	25000	25000	25000		
	Subtotal Developments			960343	977734	977734	955244		
HA Wide Activities									
Fees and Costs	A & E Services for related work	1430		56902	40708	40708	40708	100%	
	General Administration	1410		75000	75000	75000	75000	100%	
Administration	Dwelling Equipment - Appliances ³	1465.1	24	12000	10803	10803	10803	100%	
	Subtotals			143902	126511	126511	126511		
	Totals			1104245	1104245	1104245	1081755		
	¹ Computers and related peripheral equipment, printers, telephones, copiers, fax, etc.								
	² Force account work								
	³ Refrigerators and stoves according to the replacement schedule.								

Capital Fund Program

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

PHA Name: Wilkes-Barre Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26P04750203 Replacement Housing Factor Grant No.			Federal FY of Grant: 2003
Original Annual Statement Reserve For Disasters/Emergenicies		Revised Annual Statement (Revision No: 4)			
Performance and Evaluation Report for Period Ending: 6/30/06		Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Toatl Estimated Cost		Toatal Actual Cost	
		Original	Revised	Oligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		0		
3	1408 Management Improvemnts	0	0	0	0
4	1410 Administration	0	0	0	0
5	1411 Audit		0		
6	1415 Liguידated Damages		0		
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition		0		
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	220072	220072	220072	156685
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition		0		
15	1490 Replacement Reserve		0		
16	1492 Moving to work Demonstration		0		
17	1495.1 Relocation Costs		0		
18	1499 Development Activities		0		
19	1501 Collaterization or Debt Service		0		
20	1502 Contingency	0	0		
21	Amount of Annual Grant: (sum of lines 2-20)	220072	220072	220072	156685
22	Amount of line 21 Related to LBP Activities	0	0		
23	Amount of Line 21 Related to Section 504 Compliance	10000	10000	10000	10000
24	Amount of Line 21 Related to Security-Soft Costs	0	0		
25	Amount of Line 21 Related to Security-Hard Costs	0	0		
26	Amount of Line 21 Related to Energy Conservation	0	0		

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

PHI Name: Housing Authority		Wilkes-Barre		Grant Type and Number Capital Fund Program Grant No: PA26P04750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Of Work
					Original	Revised	Funds Obligated	Funds Expended	
									0%
									0%
	Contingency		1502			0			0%
			Subtotals		0	0	0	0	
			Totals		220072	220072	220072	156685	
¹ Site work includes landscaping areas surrounding expanded parking areas and additional accessibility features.									

