

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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 for certain types of 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 Annual PHA Plan
for Fiscal Year: 2007

07/01/2007– 06/30/2008

PHA Name:

Sunbury Housing Authority
PA 053

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.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Sunbury Housing Authority

PHA Number: PA 053

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: **350**
Number of S8 units: **240**

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing 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:				

PHA Plan Contact Information:

Name: **Sandra Ressler**
TDD: **(570) 286-7756**

Phone: **(570) 286-8563**
Email (if available): **slred@ptd.net**

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or 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 Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies (**Not Applicable**)
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs (**Not Applicable**)
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report (**FY 2007**)
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

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

ATTACHMENTS:

- Attachment A – FY 2006 Capital Fund Program P&E Report**
- Attachment B – FY 2005 Capital Fund Program P&E Report**
- Attachment C – FY 2004 Capital Fund Program P&E Report**
- Attachment D – Violence Against Women Act (VAWA) Report**
- Attachment E – Executive Summary**

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

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

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

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

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

Not Applicable

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)

2. Capital Improvement Needs

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

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. 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: 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. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. 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:
5. 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 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? 12

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:

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

The Housing Authority will conduct another Homeownership Seminar. All Section 8 participants and public housing residents will be invited. Program regulations and benefits of the program are addressed. A representative from the Sunbury Redevelopment Authority's Homeownership Program will be present to discuss First Time Homebuyers' Assistance Program.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

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

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. 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):

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

5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **(Commonwealth of Pennsylvania)**

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

- The PHA has based its statement of needs of families on its waiting lists 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)

- 1. The maintenance of the housing stock is consistent with the Consolidated Plan's priority of maintaining quality, affordable housing.**
- 2. The institution of flat rents is consistent with the CP's goal of housing working families and providing more sufficient rental income to the housing authority.**
- 3. The housing authority will rehabilitate existing public housing stock in a manner that is sensitive to the need for accessibility to and visitability by persons with disabilities.**
- 4. The housing authority will continue to promote resident initiatives that are aimed at promoting the economic self sufficiency of public housing residents**

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

The Consolidated Planning Agency (Commonwealth of Pa.) is seeking to promote diversity and comprehensive community development strategies. In order to do this they are promoting fair housing through diversity of race, ethnicity, income levels, gender, and disability. They will also seek to support and assist projects that are integral to the community. The Consolidated Plan supports our efforts in housing extremely low-income families, while giving preference to working families and those in job training or educational programs. The plan also supports our efforts in providing homeownership in our community.

6. Supporting Documents Available for Review for Streamlined 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
N/A	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Deconcentration Income Analysis (Sunbury Housing Authority has only one (1) general occupancy development. Therefore, the Housing Authority is exempt from deconcentration requirements.)	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input 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

N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) (Survey results indicate Follow-up Plan was not necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP) (Sunbury Housing Authority was exempt in 2006)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>24</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: 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
X X X X	Other supporting documents (optional) (list individually; use as many lines as necessary) RAB Members Resident Member on Governing Board Definition of Substantial Deviation and Significant Amendment Deconcentration Narrative	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Sunbury Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P053-501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	33,000			
4	1410 Administration	40,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	256,655			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	125,000			
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)	\$476,655			
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	40,000			

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Sunbury Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26-P053-501-07 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	
PHA WIDE	Management Improvements	1408						
	Resident Initiatives			2,000				
	Resident Initiatives Coordinator			25,000				
	Automated Systems			2,000				
	Automated Systems Training			2,000				
	General Staff Training			2,000				
PHA WIDE	Administration	1410		40,000				
PHA WIDE	Design Fees	1430		22,000				
PA53-1B MEMORIAL ACRES	Construct addition to Community Building for After School Program and FSS Programs, including computer lab, kitchen and storage	1470	1200 sq. ft.	125,000				
	Replace terra cotta sewer lines under all family buildings	1460	20 buildings	75,000				
	Renovate units –drywall, kitchens, lighting, bathrooms, doors	1460	1-2	51,655				
	Replace hot water heaters	1460	128	40,000				
PA53-2 SCOTT TOWER	Replace copper plumbing throughout building with flexible supply lines	1460	8,000-10,000 lin. ft.	90,000				

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule								
PHA Name: Sunbury Housing Authority			Grant Type and Number Capital Fund Program No: PA26-P053-501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE/MGT IMP	9/09			9/11				
PHA WIDE/ADMIN	9/09			9/11				
PHA WIDE/DESIGN FEES	9/09			9/11				
PA53-1A	9/09			9/11				
PA53-1B	9/09			9/11				
PA53-2	9/09			9/11				

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Sunbury Housing Authority				<input checked="" 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: 2008 PHA FY: 7/1/2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 7/1/2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 7/1/2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 7/1/2011
	Annual Statement				
PHA WIDE/MGT IMP		33,000	33,000	33,000	33,000
PHA WIDE/ADMIN		40,000	40,000	40,000	40,000
PHA WIDE/DESIGN FEES		22,000	22,000	22,000	22,000
PA53-1A		237,000	400,000	300,000	200,000
PA53-1B		150,000			
PA53-2				150,000	200,000
CFP Funds Listed for 5-year planning		\$482,000	\$495,000	\$545,000	\$476,655
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year: 4 FFY Grant: 2010 PHA FY: 7/1/2010 – 6/30/2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 7/1/2011 – 6/30/2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA53-1A CHESTNUT TOWER	Addition of BR to Efficiency Apts	With 2010 300,000	PA53-1A CHESTNUT TOWER	Renovate Apartments	200,000
PA53-1B MEMORIAL ACRES			PA53-1B MEMORIAL ACRES		
PA53-2 SCOTT TOWER	Replace Boilers	150,000	PA53-2 SCOTT TOWER	Renovate Apartments	200,000
PHA WIDE/MGT IMP	Resident Initiatives	2,000	PHA WIDE/MGT IMP	Resident Initiatives	2,000
	Resident Initiatives Coordinator	25,000		Resident Initiatives Coordinator	25,000
	Automated Systems	2,000		Automated Systems	2,000
	Automated Systems Training	2,000		Automated Systems Training	2,000
	General Staff Training	2,000		General Staff Training	2,000
PHA WIDE ADMIN	Administration	40,000	PHA WIDE/ADMIN	Administration	40,000
PHA WIDE/DESIGN FEES	Design Fees	22,000	PHA WIDE/DESIGN FEES	Design Fees	22,000
Total CFP Estimated Cost		\$545,000			\$495,000

Attachment A

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

PHA Name: SUNBURY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26PO5350106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
--	--	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: 12/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	33,000			
4	1410 Administration	40,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	379,655			
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	476,655			
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	250,000			

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO5350106 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	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	RESIDENT INITIATIVES			2,000				
	RESIDENT INIT COORDINATOR			25,000				
	AUTOMATED SYSTEMS			2,000				
	AUTOMATED SYSTEMS TRAINING			2,000				
	GENERAL STAFF TRAINING			2,000				
PHA WIDE	ADMINISTRATION	1410		40,000				
PHA WIDE	DESIGN FEES	1430		24,000				
CHESTNUT TOWER	Community Room Renovations-strip wallpaper, skim coat walls,primer and paint, carpet	1460	40' x 60 'x 20' high	55,000				
	Replace closet shelving	1460	123 closets	0				
	Replace window screens	1460	336	0				
MEMORIAL ACRES	REPLACE FLAT ROOFS WITH BUILT-UP ROOFS	1460	21	250,000				
	RENOVATE UNITS – DRYWALL, KITCHENS, LIGHTING, BATHROOMS, DOORS	1460	3-4	74,655				

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA26PO5350106 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE/MGT IMP	4/08			9/09			
PHA WIDE/ADMIN	4/08			9/09			
PHA WIDE/DESIGN FEES	4/08			9/09			
PA53-1A	4/08			9/09			
PA53-1B	4/08			9/09			
PA53-2	4/08			9/09			

Attachment B

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

PHA Name: SUNBURY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26PO5350105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	--	-------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending: 12/31/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	37,000		-0-	-0-
4	1410 Administration	40,000		40,000	7,686
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000		-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	422,310		-0-	-0-
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)	519,310		40,000	7,686
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				

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO5350105 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	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	RESIDENT INITIATIVES			3,000		-0-	-0-	
	RESIDENT INIT COORDINATOR			20,000		-0-	-0-	
	AUTOMATED SYSTEMS			10,000		-0-	-0-	
	AUTOMATED SYSTEMS TRAINING			1,000		-0-	-0-	
	GENERAL STAFF TRAINING			3,000		-0-	-0-	
						-0-	-0-	
PHA WIDE	ADMINISTRATION	1410		40,000		40,000.00	7,686.00	
PHA WIDE	DESIGN FEES	1430		20,000		-0-	-0-	
PA53-1A CHESTNUT TOWER	RENOVATE BATHROOM	1460	85	137,000		-0-	-0-	WILL BE MOVED TO FUTURE YEAR BECAUSE OF ASBESTOS
PA53-2 SCOTT TOWER	CONVERT APARTMENTS	1460	20	285,310		-0-	-0-	APPLICATION IN PROCESS

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA26PO5350105 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA WIDE/MGT IMP	4/07			9/08			
PHA WIDE/ADMIN	4/07			9/08			
PHA WIDE/DESIGN FEES	4/07			9/08			
PA53-1A	4/07			9/08			
PA53-1B	4/07			9/08			
PA53-2	4/07			9/08			

Attachment C

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO5350104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	38,000	38,000.00	38,000.00	1,690.00
4	1410 Administration	40,000	53,985.76	53,985.76	40,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,000	22,000.00	22,000.00	19,930.00
8	1440 Site Acquisition				
9	1450 Site Improvement	120,000	66,562.00	66,562.00	4,140.00
10	1460 Dwelling Structures	202,000	318,209.24	318,209.24	197,922.24
11	1465.1 Dwelling Equipment—Nonexpendable	90,000	32,363.00	32,363.00	26,853.00
12	1470 Nondwelling Structures	49,895	28,775.00	28,775.00	21,599.10
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)	559,895	559,895	559,895.00	312,134.34
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	15,000	15,000		
26	Amount of line 21 Related to Energy Conservation Measures	102,000	102,000		

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO5350104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	MANAGEMENT IMPROVEMENTS	1408						
	RESIDENT INITIATIVES			5,000	5,000.00	5,000.00		
	RESIDENT INIT COORDINATOR			22,000	22,000.00	22,000.00		
	AUTOMATED SYSTEMS			2,000	2,000.00	2,000.00		
	AUTOMATED SYSTEMS TRAINING			1,000	1,000.00	590.00	590.00	
	GENERAL STAFF TRAINING			8,000	8,000.00	1,100.00	1,100.00	
PHA WIDE	ADMINISTRATION	1410		40,000	53,985.76	53,985.76	40,000.00	
PHA WIDE	DESIGN FEES	1430		22,000	22,000.00	22,000.00	19,930.00	
PA53-1A CHESTNUT TOWER	INSTALL AIR CONDITIONERS IN APARTMENTS	1465.1	85	40,000	10,712.00	10,712.00	9,061.00	85% COMPLETE
	ADD SMOKE DETECTORS TO ALL COMMON AREAS	1460	32	15,000	21,000.00	21,000.00	18,900.00	RETAINAGE
	REPAVE PARKING LOT	1450	21,000 sq. ft	60,000	33,281.00	33,281.00	2,070.00	DELAYED UNTIL SPRING
PA53-2 SCOTT TOWER	INSTALL AIR CONDITIONERS IN APARTMENTS	1465.1	110	50,000	21,651.00	21,651.00	17,792.00	82% COMPLETE
	REPLACE HALLWAY WINDOWS	1460	18	12,000	22,068.00	22,068.00	19,861.20	RETAINAGE
	REPLACE ROOF	1460	9,000 sq. ft.	100,000	174,518.00	174,518.00	68,388.30	39% COMPLETE
	REPAVE PARKING LOT	1450	23,000 sq. ft.	60,000	33,281.00	33,281.00	2,070.00	DELAYED UNTIL SPRING
	UPGRADE ENTRY SYSTEM	1460	2 panel	15,000	11,300.00	11,300.00	9,450.00	84% COMPLETE
	UPGRADE FIRE ALARM SYSTEM	1460	1 panel + ACCESSORIES	60,000	33,538.00	33,538.00	25,560.00	76% COMPLETE

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO5350104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	ADD 2 ND SMOKE DETECTOR IN APTS	1460	124	0	18,225.00	18,225.00	18,202.50	Moved from 2003
PA53-1B MEMORIAL ACRES	REPLACE HEAT AND A/C SYSTEMS IN COMMUNITY BUILDING	1470	1 furnace and 2 a/c units	49,895	28,775.00	28,775.00	21,599.10	75% COMPLETE
	RENOVATE UNITS	1460	1-2	37,560.24	37,560.24	37,560.24	37,560.24	FROM 2003 CFP

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

PHA Name: SUNBURY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA26PO5350104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PHA WIDE/MGT IMP	4/06			9/07				
PHA WIDE/ADMIN	4/06			9/07				
PHA WIDE/DESIGN FEES	4/06			9/07				
PA53-1A	4/06			9/07				
PA53-1B	4/06			9/07				
PA53-2	4/06			9/07				

Attachment D

Sunbury Housing Authority

Annual Plan

Fiscal Year 07/01/2007 – 06/30/2008

Violence Against Women Act (VAWA) Report

The Sunbury Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

- Referrals are made to Women in Transition for counseling
- Personal contact meetings with victims encouraging them to seek counseling at Women in Transition and obtaining PFAs through North Penn Legal Services
- Through cooperation with the local police department, any cases of violence as described are referred for assistance.

The Sunbury Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

- Preferences are giving to victims in tenant selection
- Referrals are accepted from Women in Transition
- Applications are given Women in Transition to give to their clients
- Contact is made with Women in Transition when apartments become available
- The perpetrator of domestic violence is rejected as a lessee

The Sunbury Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking or to enhance victim safety in assisted families.

- Total confidentiality is provided so as to protect the location of the person or family who is a victim of domestic violence
- Anti-domestic pamphlets are posted in community areas
- Variety of literature regarding domestic violence is given to victims or potential victims
- An annual health fair held at Memorial Acres includes information from Women in Transition
- On-going programs are held for teenage girls to help them understand dating violence
- On-going programs are held to teach children and parents about sexual abuse

Attachment E

Sunbury Housing Authority

Annual Plan

Fiscal Year 07/01/2007 – 06/30/2008

Executive Summary

The mission of the Sunbury Housing Authority is to serve the citizens of Sunbury by providing quality, safe, affordable housing, without discrimination, in an efficient, ethical, and professional manner.

The Sunbury Housing Authority promotes affordable housing, economic opportunity, and a suitable living environment for the families that we serve. The Housing Authority continues to meet or exceed established industry standards in the areas of management, maintenance, and fiscal responsibility.

A major initiative is to continue the assessment and renovation of our housing stock. We must continue to provide housing that is decent, safe, sanitary and in good repair but is also responsive to needs of the jurisdiction. Along these same lines, we need to be competitive with the local market for amenities and service. As a not-for-profit agency, our ongoing strategy will be driven by the housing needs of the community served.

Housing Authorities are faced with a continual decrease in federal funds. Decreases in the Operating Subsidy and the Capital Fund Program are making it more difficult to continue much-needed renovations to our aging housing inventory. Further, HUD regulations and the distribution funding formula under the Housing Choice Voucher Program have resulted in fewer families being leased to under that Program.

Within these funding constraints, safe and affordable housing will be provided to as many of our jurisdiction's low-income residents as is possible.

The Housing Authority has made the following changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year.

Public Housing Admissions and Continued Occupancy Policy

- Screening and Termination language related to the Violence Against Women Act
- Verification requirements for the Medicare Prescription Drug Program

- Services for persons with Limited English Proficiency (LEP)

Section 8 Program Administrative Plan

- Screening and Termination language related to the Violence Against Women Act
- Verification requirements for the Medicare Prescription Drug Program
- Services for persons with Limited English Proficiency (LEP)

The Housing Authority will continue with the following programs/initiatives:

- Working with the LHOT committee to develop affordable housing resources for disabled families, hoping to combine Act 137 funds and Section 8 or McKinney Funds
- Pursue the purchase of condemned properties in the City for rehabilitation and re-sale to first-time homebuyers
- An apartment that was already designated as a non-dwelling unit (approved by HUD) had been used for resident programs. These programs are now accommodated in the community building. The Housing Authority is renting the non-dwelling unit to a local service provider. Network for Training provides programs that address the training needs of persons with disabilities. Some of these include tutoring, job training, life skills, etc.
- The Authority will continue the process involved with the conversion of efficiency and one-bedroom apartments into one- and two-bedroom apartments at Scott Tower. The public housing inventory will be reduced by 20 units.