

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

PHA Plans

5 Year Plan for Fiscal Years 2007 - 2011

Annual Plan for Fiscal Year 2007

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

PHA Plan Agency Identification

PHA Name: Bradford County Housing Authority
PHA Number: PA064-01

PHA Fiscal Year Beginning: (07/2007)

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units:400 Number of S8 units: Number of public housing units:
 Number of S8 units:264

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2007 - 2011
[24 CFR Part 903.5]

A. Mission

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

- X The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

B. Goals

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

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
X Apply for additional rental vouchers: **25**
X Reduce public housing vacancies: **Goal of 3% vacancies**
X Leverage private or other public funds to create additional housing opportunities: **Through Bradford – Tioga Leased Housing Corporation, Colonial Terrance – 30 units elderly complex – completed 9/00**
 Acquire or build units or developments
X Other (list below) **Assist non-profits with housing development- Trehab – Wilbur Hotel – 30 Units – Sayre, PA Completed 7/02 Futures Residential Services – Sayre, PA Proposed 2006**
- X PHA Goal: Improve the quality of assisted housing
Objectives:
X Improve public housing management: (PHAS score) **Goal 95%**
X Improve voucher management: (SEMAP score) **Goal 95%**
X Increase customer satisfaction: **Obtain 10 points on PHA score**

- X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) **Provide additional support services to tenants for housekeeping and personal care. Implement asset Management System by Project.**
- X Renovate or modernize public housing units: **Continue upgrade of 400 Public Housing Units**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling: **Provide Information During eligibility interview.**
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - Implement voucher homeownership program:
 - X Implement public housing or other homeownership programs: **Refer qualified tenants to Trehab 1st Time Homebuyers Program.**
 - X Implement public housing site-based waiting lists: **Implement with policy adopted 3/27/00**
 - Convert public housing to vouchers:
 - Other: (list below)

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

- X PHA Goal: Provide an improved living environment
Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **See Admissions and Occupancy Policy**
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **See Admissions and Occupancy Policy**
 - X Implement public housing security improvements: **Improvement Plan included lock systems and security cameras.**
 - 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

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

Objectives:

- X Increase the number and percentage of employed persons in assisted families: **Implement Preference for working families.**
- X Provide or attract supportive services to improve assistance recipients' employability: **Refer to Successful New Choices program and Career Link**
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities. **Increase funding for home support service contract and PA waiver program. Participate in Nursing Home Transition Team.**
- X Other: (list below) **Continue coop. with EMTA in provision of transportation services.**

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Advertising to contain equal housing opportunity statement**
- X 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: **All Advertising to contain equal housing opportunity statement**
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Authority has achieved compliances with all Federal ADA/504 Requirements. Authority will continue to go beyond federal requirements by providing additional reasonable accommodations to applicant/tenants who make requests or who are determined to be in need of reasonable accommodations as a result of annual housing inspections of apartments. Also cooperate with center for independent living in implementing specific project recommendations.**
- Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
 High Performing PHA
 Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Bradford County Housing Authority
Fiscal Year 2007 Annual Plan
Executive Summary

The Bradford County Housing Authority in implementing this Eighth Annual PHA Plan will continue the ongoing effort to improve the quality of housing provided to lower income residents of the County and to improve our Management operation. During the past 9 years, the Authority has achieved High Performance Status through the HUD Public Housing Management Assessment Program. This was accomplished mainly because Authority Board, staff and tenants cooperative effort.

Our Annual Plan for 2007 was developed after extensive consultation with Board, staff, local communities, tenants, and the general public. In addition to a Public Hearing, meetings to discuss the plan were held at all 12 project sites. The Tenant Advisory Board included 3 Section 8 clients.

Highlights of the Plan include continued implementation of new Admissions and Occupancy Policies for Public Housing, a new Public Housing Lease, a new Section 8 Administrative Plan and the Annual Statement for the Capital Fund Program which will address critical building improvement needs at our projects. During the first Annual Plan year the Authority opened a new 30 unit elderly project in North Towanda, which has helped alleviate a housing shortage in this area. During the third year of the Plan the Authority assisted Trehab in the development of a new 30 unit elderly and family low income housing complex in Sayre, PA. The Authority continues to work with non-profit organizations to develop additional housing.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	28
7. Capital Improvement Needs	28
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	32
11. Homeownership	34
12. Community Service Programs	35
13. Crime and Safety	38
14. Pets (Inactive for January 1 PHAs)	40
15. Civil Rights Certifications (included with PHA Plan Certifications)	40
16. Audit	40
17. Asset Management	40
18. Other Information	41

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- X FY 2007 Capital Fund Program Annual Statement **See Attachment C**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **N/A**
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2007 Capital Fund Program 5 Year Action Plan **See Attachment D**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

X Other (List below, providing each attachment name)

Attachment A – FY 2005 Capital Fund Program Annual Statement (Performance and Evaluation)

Attachment B – FY 2006 Capital Fund Program Annual Statement (Performance and Evaluation)

Attachment E – 2007 Advisory Board Members

Attachment F – Resident Membership of the PHA Governing Board

Supporting Documents Available for Review

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	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	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	807	5	3	3	3	2	2
Income >30% but <=50% of AMI	724	4	2	3	3	2	2
Income >50% but <80% of AMI	281	2	2	3	3	2	2
Elderly	635	3	3	2	3	2	2
Families with Disabilities	208	3	3	3	4	2	3
Race/Ethnicity white	1,808	3	3	3	3	2	2
Race/Ethnicity black	4	3	3	3	3	2	2
Race/Ethnicity	6	3	3	3	3	2	2
Race/Ethnicity							

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

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

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

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

Public Housing

Housing Needs of Families on the Waiting List			
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	164		
Extremely low income <=30% AMI	115	70%	
Very low income (>30% but <=50% AMI)	35	18.2%	
Low income (>50% but <80% AMI)	14	8.5%	
Families with children	35	21.3%	
Elderly families	129	78.6%	
Families with Disabilities	15	100%	
White	15		
Black	0		
Race/ethnicity white	153	93.2%	
Race/ethnicity Black	8	4.8%	
Race/ethnicity	3	1.8%	
Race/ethnicity			

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	140	85%	
2 BR	19	12%	
3 BR	5	3%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? X 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			

Section 8

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
X Section 8 tenant-based assistance			
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	313		26.9%
Extremely low income <=30% AMI	253	80.8%	
Very low income (>30% but <=50% AMI)	50	15.9%	
Low income (>50% but <80% AMI)	10	3.1%	
Families with children	211	67.4%	
Elderly families	19	6%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	83	25.5%	
White	80	96.3%	
Black	3	3.6%	
Race/ethnicity white	292	93.2%	
Race/ethnicity Black	14	4.4%	
Race/ethnicity	0	0	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	101	32.2%	
2 BR	150	47.9%	
3 BR	52	16.6%	
4 BR	10	3.1%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? X 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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X 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
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X 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

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	339,389	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	479,928	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	641,280	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income	1,075,900	
4. Other income (list below)		
4. Non-federal sources (list below)		
Public Housing Investment Income	22,000	Public Housing Operations
Public Housing – Laundry Operations	23,000	Public Housing Operations
Section 8 Admin. Fee – Invest. Income	1,000	Section 8 Operations
Total resources	2,560,497	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- X When families are within a certain time of being offered a unit: (3 months)
- Other: (describe)

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

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

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

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

e. Yes X 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
- X Site-based waiting lists
- Other (describe)

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

- X PHA main administrative office
- X PHA development site management office

Other (list below)

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

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

2. Yes X 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. X 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)?

X PHA main administrative office

X All PHA development management offices

X Management offices at developments with site-based waiting lists

X 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

X Two

Three or More

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

b. Transfer policies:

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

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

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 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)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X 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)

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

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

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

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

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

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

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

d. Yes X 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

X Other (describe below) **Prospective Landlords are notified if PHA has record on tenant of previous criminal or drug related activity.**

(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

- X 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
- X Victims of reprisals or hate crimes
- X Other preference(s) (list below) **MH/MR clients who are receiving services from approved MH/MR service provider.**

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

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 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

1 Other preference(s) (list below) **MH/MR clients who are receiving services from approved MH/MR service providers.**

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

Date and time of application

Drawing (lottery) or other random choice technique

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

This preference has previously been reviewed and approved by HUD

The PHA requests approval for this preference through this PHA Plan

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

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- X 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)

- X 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)

- X 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
- X Other (list below) **Payment Standards**

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)_____
- X Other (list below) **Changes in Family Composition**

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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
- X 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)

- X 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
- X 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
- X 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
- X \$26-\$50

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

5. Operations and Management N/A

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	400	24%
Section 8 Vouchers	263	25%
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)	40	10%
Colonial Terrance, LIHTC	30	10%

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures N/A

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **Attachment C – FY 2007 Capital Fund Program Annual Statement**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment - **See Attachment D – FY 2007 Capital Fund Program 5 Year Action Plan.**

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
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:	

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs

completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs N/A

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General Not Applicable

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures Not Applicable

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management Not Applicable

[24 CFR Part 903.7 9 (q)]

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

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and

other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Bradford County Housing Authority
Year 2007 Annual Plan & 5 Year Agency Plan

Tenant Advisory Meeting Minutes

Wednesday, March 14, 2007 1:15pm
Colonial Towers Community Room, North Towanda

Present:

Richard Pratt	McCallum Manor, Canton
Helen Brokaw	McCallum Manor, Canton
Joan Wintermute, Board Member	Keystone Manor, Sayre
Al Planishek	Colonial Towers, North Towanda
Julia & Robert Beach	Hillcrest Apts., Troy
Susan Rotherberger	Section 8 Client
Lee Bryington, CaseWorker	Bradford County Housing Authority
Steve Shafer, Maintenance Foreman	Bradford County Housing Authority
Kelley Cevette, Deputy Executive Director	Bradford County Housing Authority
James McRath, Executive Director	Bradford County Housing Authority

Committee Members and Authority Staff reviewed completed Agency Plan, 5 Year Plan and results of the Public Hearing. James McRath, Executive Director of the

Authority asked the Committee members if they had any questions, comments or recommendations based on the Public Hearing or meetings at individual project sites.

Susan Rotherberger, a Section 8 Voucher representative indicated that she felt the Authority Managed Properties were a very nice place for elderly & disabled residents to live at and she thanked the Housing Authority for the good job they did.

Helen Brokaw inquired as to the plans to install additional video security cameras. She feels safer now that they are in most buildings.

Susan Rotherberger asked if any residents have complained about a lack of privacy because of the security cameras. James McRath indicated that most tenants have voiced their pleasure with the cameras because they feel safer.

Richard Pratt & Helen Brokaw from Canton requested clearer identification of apartment locations, particularly at McCallum Manor. James McRath explained the Authorities intention to post new signs on exterior doors and noted that this would be helpful to emergency crews responding to calls to the building,

Following questions and comments, James McRath thanked committee members for their participation in development of the plan and for assisting with project site meetings. He also noted that the final plan would be presented to the Board of Directors at their meeting on March 26, 2007.

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (File name)
 Provided below:

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

- X Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

**Attachment A – “FY 2005 Capital Fund Program Annual Statement”
Performance and Evaluation**

**Attachment B – “FY 2006 Capital Fund Program Annual Statement”
Performance and Evaluation**

Attachment C – “FY 2007 Capital Fund Program Annual Statement

Attachment D - “FY 2007 Capital Fund Program 5 Year Action Plan

Attachment E – 2007 Advisory Board Members

**Attachment F - Resident Membership of the PHA Governing
Board**

ATTACHMENT A
BRADFORD COUNTY 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <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	40,000	32,000	32,000	32,000
3	1408 Management Improvements Soft Costs: Security	10,000	15,000	20,558	20,464
	Management Improvements Hard Costs: Computers	0	0	0	0
4	1410 Administration	44,962	44,397	40,794	40,794
5	1411 Audit	1,000	1,000	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	35,000	19,800	20,246	20,246
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	334,500	385,381	385,231	377,871
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	5,000	4,492	4,492
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	49,900	24,784	23,041	23,041
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	527,362	527,362	526,362	518,909

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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: 12/31/2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	8,000	6,855	6,855	6,855
24	Amount of line 21 Related to Security – Soft Costs	0	20,464	20,464	20,464
25	Amount of Line 21 Related to Security – Hard Costs	16,000	35,864	35,864	35,864
26	Amount of line 21 Related to Energy Conservation Measures	32,000	33,626	33,626	33,626

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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		
PA 64-1	Paint halls & doors	1460	50	5,000	7,540	7,540	7,540	A: 3/06 ,C:09/06	
McCallum Manor	New truck	1475	1	25,000	9,488	9,488	9,488	C:4/06	
Canton	Hot water tank (emergency)	1460	1	0	4,743	4,743	4,743	C:4/06	
				30,000	21,771	21,771	21,771		
PA 64-2	Replace tub & shower units	1460	20	20,000	21,610	26,852	26,852	A: 3/06, C:10/06	
Canton	Replace bath floor tile	1460	20	10,000	14,470	14,470	14,470	A:3/06, C:10/06	
Townhouses				30,000	36,080	41,322	41,322		
PA 64-3	Replace water lines	1460	1	10,000	63,700	70,614	70,614	A: 3/06, C:10/06	
Page Manor	Dump trailer	1475	1	2,000	0	0	0	Transfer to2006	
Athens	Auto lock for exit doors	1460	3	4,000	13,220	14,582	14,582	A: 2/06, C:9/06	
	Heat for generator room	1460	1	2,000	2,000	0	0	Transfer to 2006	
	Community Rm. Tables & chairs	1475	50	5,200	5,148	5,148	5,148	C: 9/05	
	Air Make Up System –Carryover ‘2003	1460	1	0	13,368	13,368	6,610	In Progress	
				23,200	97,436	103,712	96,954		
PA 64-4	Replace heat control valves	1460	20	5,000	6,100	6,100	6,100	A: 3/06, C:10/06	
Colonial Towers	Sprinkler system	1460	1	140,000	146,329	146,329	146,329	C:11/01/05 Carryover from CFP2004	
Towanda	Hot water tanks	1460	2	20,000	17,200	17,200	17,200	A: 3/06, C:9/06	
	Water softener	1460	1	10,000	11,800	11,800	11,800	A: 3/06, C9/06	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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	
	2 nd floor tile to pavers	1460	1	20,000	5,100	3,049	3,049	A: 3/06, C:9/06
	Salt spreader for truck	1475	1	2,000	0	0	0	Trans to 2006
	Stairwell/lobby heat units	1460	4	3,000	8,484	1,500	1,500	A: 3/06, C:10/06
	Apt. bath heat units	1460	18	10,000	6,984	6,984	6,984	A: 3/06, C:10/06
	Receiving room doors	1460	2	3,000	6,290	6,290	6,290	A: 3/06, C:10/06
	Strobes on detectors	1460	20	8,000	6,855	6,855	6,855	A: 3/06, C:10/06
	Air Make Up System	1460	1	0	2,814	2,814	2,814	C:9/06
				221,000	217,956	208,921	208,921	
PA 64-5	Replace water lines	1460	1	10,000	0	0	0	Trans to 2006
Keystone Manor	Floor master shut off	1460	1	5,000	0	0	0	Trans to 2006
Sayre	Refrigerators	1465.1	10	7,000	0	0	0	Trans to 2006
	Ranges	1465.1	10	5,000	5,000	4,492	4,492	C:1/06
	Community Rm. Tables & chairs	1475	50	5,200	5,148	5,148	5,148	C:09/01/05
	Auto lock – exit doors	1460	3	4,000	13,296	14,563	14,563	A: 2/06, C:9/06
	Heat for generator room	1460	1	2,000	0	0	0	Transfer to 2006
	Air Make-up Carryover	1460	1	0	6,759	2,259	2,259	C: 9/1/06
				38,200	30,203	26,462	26,462	
PA 64-6	Kitchen exhaust fans	1460	30	15,500	0	0	0	Transfer to 2006
Park Place	Vacuum cleaner	1475	1	500	0	0	0	Transfer to 2006

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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	
Wyalusing	Storage heater	1460	2	6,000	0	0	0	Trans to 2006
	Security cameras	1460	5	8,000	6,719	6,719	6,719	A: 2/06, C:6/06
	Tub surrounds	1460	28	<u>14,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	Delete
				44,000	6,719	6,719	6,719	
PHA-WIDE	Operations	1406		40,000	32,000	32,000	32,000	C:6/06
	Management Improvements Soft Costs: Security	1408		10,000	15,000	20,558	20,464	C: 6/06
	Non-Dwelling Equipment: Computers	1475		10,000	5,000	3,257	3,257	C: 6/06
	Administration	1410		44,962	44,397	40,794		
	Salaries (1410.1)			0	0	0	27,897	C: 9/06
	Benefits (1410.2)			0	0	0	8,389	C: 9/06
	Sundry (1410.3)			0	0	0	4,508	C: 9/06
	Audit	1411		1,000	1,000	0	0	In progress
	Fees & Costs (Architect & Engineering)	1430		<u>35,000</u>	<u>19,800</u>	<u>20,246</u>	<u>20,246</u>	C: 10/06
				140,962	117,197	116,761	116,761	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program No: 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		
PA 64-1	6-30-2007	0	3-31-2006	6-30-2009	0	6/30/2006		
PA 64-2	6-30-2007	0	3-31-2006	6-30-2009	0	12/31/2006		
PA 64-3	6-30-2007	0	3-31-2006	6-30-2009	0	12/31/2006		
PA 64-4	6-30-2007	0	3-31-2006	6-30-2009	0	Not complete		
PA 64-5	6-30-2007	0	3-31-2006	6-30-2009	0	9/30-2006		
PA 64-6	6-30-2007	0	3-31-2006	6-30-2009	0	6/30-2006		

ATTACHMENT B
FY 2006 BRADFORD COUNTY 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: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 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	0	0	0	0
3	1408 Management Improvements Soft Costs: Security	20,000	0	3,881	3,881
	1408 Management Improvements	0	0	0	0
4	1410 Administration	50,000	0	22,151	22,151
5	1411 Audit	1,000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs: Engineering and Architectural	50,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	11,500	0	0	0
10	1460 Dwelling Structures	286,928	0	20,561	20,561
11	1465.1 Dwelling Equipment—Nonexpendable	4,000	0	0	0
12	1470 Non-dwelling Structures	5,000	0	0	0
13	1475 Non-dwelling Equipment	51,500	0	1,860	1,860
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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: December 31,2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	479,928	0	48,453	48,453
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	43,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	12,000	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	8,000	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	155,725	0	0	0

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	
PA 64-1	Handicap toilet	1460	47	10,000	0	0	0	
McCallum Manor	Security system	1460	1	8,000	0	0	0	
Canton, PA	Pavilion	1470	1	5,000	0	0	0	
	Additional sidewalk	1450	100'	5,000	0	0	0	
	Heat circulating pumps	1460	4	3,000	0	0	0	
	Additional exterior lighting	1450	1	1,000	0	0	0	
PA 64-2	Kitchen cabinets	1460	20	15,000	0	0	0	
Canton	Hot water tanks	1460	5	1,000	0	2,215	2,215	A: 9/06, C: 12/06
Townhouses	Garage dumpster pad	1450	1	500	0	0	0	
	Tub/shower units (Carryover 2005)	1460	20	4,750	0	0	0	
PA 64-3	Dump trailer	1475	1	2,000	0	0	0	
Page Manor	Heat for generator room	1460	1	1,500	0	0	0	
Athens	Strobes on detectors	1460	20	8,000	0	0	0	
	Salt machine	1475	1	2,000	0	0	0	
	New siding	1460	1	134,725	0	0	0	
	Water lines (Carryover 2005)	1460	1	10,250		10,143	10,143	A: 3/06, C: 9/06
PA 64-4	Maintenance truck	1475	1	20,000	0	0	0	
Colonial Towers	Lobby furniture	1475	2	2,000	0	0	0	
Towanda	Carpet shampooer	1475	1	3,000	0	0	0	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	
	Retention pond fence	1450	1	5,000	0	0	0	
	Trash compactor container	1475	2	2,000	0	0	0	
	Maintenance fax machine	1475	1	500	0	0	0	
	Domestic water booster pump	1460	1	500	0	0	0	
	Air make up system (Carryover 2004)	1460	1	14,203	0	8,203	8,203	A: 3/06, C: 9/06
PA 64-5	Replace water main risers	1460	6	50,000	0	0	0	
Keystone Manor	Strobes on detectors	1460	20	8,000	0	0	0	
Sayre								
PA 64-6	Community room auto doors	1460	2	10,000	0	0	0	
Park Place	Handicap toilets	1460	28	7,000	0	0	0	
Wyalusing	Tractor w/ broom	1475	1	13,000	0	0	0	
	Carpet shampooer	1475	1	2,000	0	0	0	
	Water heater	1460	1	1,000	0	0	0	
	Refrigerators	1465.1	5	2,000	0	0	0	
	Ranges	1465.1	5	1,500	0	0	0	
	Washing machine	1465.1	1	500	0	0	0	
PHA-WIDE	Operations	1406		0	0	0	0	
	Management improvements:							
	Soft costs Security & asset management	1408		20,000	0	3,881	3,881	
	Non-Dwelling Equipment (Computers)	1475		5,000	0	1,860	1,860	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	
	Administration							
	Salaries	1410.1		32,000	0	17,102	17,102	
	Benefits	1410.2		10,000	0	4872	4,872	
	Sundry	1410.3		8,000	0	177	177	
	Audit	1411		1,000	0	0	0	
	Fees & Costs Architect & Engineering	1430		50,000	0	0	0	
	Contingency	1502		0	0	0	0	

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program No: PA26P06450106 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	
PA 64-1	6-30-2008	0		6-30-2010	0		
PA 64-2	6-30-2008	0		6-30-2010	0		
PA 64-3	6-30-2008	0		6-30-2010	0		
PA 64-4	6-30-2008	0		6-30-2010	0		
PA 64-5	6-30-2008	0		6-30-2010	0		
PA 64-6	6-30-2008	0		6-30-2010	0		

ATTACHMENT C

Bradford County FY 2007

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450107 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	0	0	0	0	
2	1406 Operations	38,928	0	0	0	
3	1408 Management Improvements: Security	20,000	0	0	0	
4	1410 Administration	45,000	0	0	0	
5	1411 Audit	1,000	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs: Architect and Engineering	45,000	0	0	0	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	101,000	0	0	0	
10	1460 Dwelling Structures	162,000	0	0	0	
11	1465.1 Dwelling Equipment—Nonexpendable	28,000	0	0	0	
12	1470 Nondwelling Structures	0	0	0	0	
13	1475 Nondwelling Equipment	39,000	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1490 Replacement Reserve	0	0	0	0	
16	1492 Moving to Work Demonstration	0	0	0	0	
17	1495.1 Relocation Costs	0	0	0	0	
18	1499 Development Activities	0	0	0	0	
19	1501 Collateralization or Debt Service	0	0	0	0	
20	1502 Contingency	0	0	0	0	
21	Amount of Annual Grant: (sum of lines 2 – 20)	479,928	0	0	0	
22	Amount of line 21 Related to LBP Activities	0	0	0	0	

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
---	---	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	32,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	20,000	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 Measures	115,000	0	0	0

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450107 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	
PA 64-1	Refrigerators	1465.1	20	8,000				
McCallum Manor	Ranges	1465.1	30	6,000				
Canton	Additional sidewalk	1450	L.F.	5,000				
	Increase parking	1450	1	10,000				
PA 64-2	Heating systems	1460	20	44,000				
Canton	Ductwork	1460	20	4,000				
Townhouses	Additional insulation	1460	5	5,000				
PA 64-3	Strobes	1460	20	8,000				
Page Manor	Paving	1450	1	40,000				
Athens	Floor machine	1475	1	2,000				
	Auto door openers	1475	2	4,000				
	A/C unit elevator mech. room	1475	1	2,000				
PA 64-4	Refrigerators	1465.1	20	8,000				
Colonial Towers	Ranges	1465.1	20	6,000				
Towanda	Tractor w/ blade	1475	1	14,000				
	Washers	1475	2	1,000				
	Strobes	1460	20	8,000				

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450107 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	
PA 64-5	A/C unit for elevator	1475	1	2,000				
Keystone Manor	Pave parking lot	1450	1	40,000				
Sayre	Replace main electric	1460	1	20,000				
	Replace boilers & pumps	1460	6	50,000				
	Auto door openers	1475	2	4,000				
	Strobes	1460	20	8,000				
PA 64-6	Thermal storage units	1460	10	15,000				
Park Place	Reseal parking lot	1450	1	6,000				
Wyalusing								
PHA WIDE	Operations	1406		38,928				
	Management improvements	1408		20,000				
	Administration	1410		45,000				
	Audit	1411		1,000				
	Fees & Costs	1430		45,000				
	PHA WIDE – Computers	1475		10,000				

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

PHA Name:		Grant Type and Number Capital Fund Program No: PA26P06450107 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	
64-1	6-30-09			6-30-11			
64-2	6-30-09			6-30-11			
64-3	6-30-09			6-30-11			
64-4	6-30-09			6-30-11			
64-5	6-30-09			6-30-11			
64-6	6-30-09			6-30-11			

ATTACHMENT D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Bradford County 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: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011
	Annual Statement				
PA 64 – 1		100,000	50,000	43,000	30,000
PA 64 – 2		57,000	139,000	2,000	30,000
PA 64 – 3		20,000	21,000	2,000	135,000
PA 64 – 4		116,000	127,000	128,000	55,000
PA 64 – 5		46,000	13,000	134,000	70,000
PA 64 – 6		11,000	0	41,000	30,000
PAH - WIDE		129,928	129,928	129,928	129,928
TOTAL CFP FUNDS					
CFP Funds Listed for 5-year planning		479,928	479,928	479,928	479,928
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 64-1	Sprinkler System	<u>100,000</u>	PA 64-1	Kitchen Exhausts	<u>50,000</u>
Annual	McCallum Manor		100,000	McCallum Manor		50,000
Statement						
	PA 64-2	Siding Family Units	48,000	PA 64-2	Steps, Landings, Doors	<u>139,000</u>
	Canton Townhouses	Siding Shields	4,000	Canton Townhouses		139,000
		Bath Vanities	<u>5,000</u>			
			57,000	PA 64-3	Replace electric panels	6,000
	PA 64-3	A/C System RTU	<u>20,000</u>	Page Manor	Washers and Dryers	2,000
	Page Manor		20,000		Man Door in receiving	3,000
					Upgrade compactor	4,000
					Beauty parlor/dayroom	5,000
	PA 64-4	Siding	<u>116,000</u>		Apt. floor tiles	<u>1,000</u>
	Colonial Towers		116,000			21,000
	PA 64-5	A/C on ventilation	20,000	PA 64-4	Counter tops, Sinks,	
	Keystone Manor	Generator upgrades	<u>26,000</u>	Colonial Towers	Faucets w/Spray	45,000
			46,000		Locksets	47,000
					A/C Units RTU	<u>35,000</u>
						127,000
	PA 64-6	Shower controls	6,000			
	Park Place	Hallway handrails	<u>5,000</u>			
			11,000	PA 64-5	Man Door in receiving	3,000
				Keystone Manor	Beauty parlor/dayroom	5,000
	PHA WIDE	Operations	23,928		Apt. Floor tiles (staff)	1,000
		Management improve.	20,000		Upgrade compactor	<u>4,000</u>
		Administration	40,000			13,000
		Audit	1,000	PHA Wide	Operations	23,928

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
		Fees & Costs	45,000		MGMP. Imp.	20,000
			129,928		Administration	40,000
					Audit	1,000
					Fees and Costs	45,000
						129,928
Total CFP Estimated Cost			479,928			\$479,928

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year: 2010 FFY Grant: PHA FY:			Activities for Year: 2011 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 64-1	Convert Efficiencies	<u>43,000</u>	PA 64-1	Water Lines	15,000
McCallum Manor		43,000	McCallum Manor	Heater Lines	<u>15,000</u>
					30,000
PA 64-2	Additional Insulation	<u>2,000</u>			
Canton Townhouses		2,000	PA 64-2	Pave Parking Lot	10,000
			Canton Townhouses	Replace Floor Tiles	<u>20,000</u>
PA 64-3	A/C Mechanical Room	<u>2,000</u>			30,000
Page Manor		2,000			
			PA 64-3	Generator	35,000
PA 64-4	Heating System Boilers	50,000	Page Manor	Boilers	50,000
Colonial Towers	Generators	28,000		Kitchen Counters, Sinks, faucets	<u>50,000</u>
	Water lines	10,000			135,000
	Handicap Accessibility	30,000			
	Sewer lines	<u>10,000</u>	PA 64-4	Carpet Halls	25,000
		128,000	Colonial Towers	Upgrade heat lines	15,000
				Electric System Upgrade	10,000
PA 64-5	Sprinklers	130,000		Breezeway to Towers	<u>5,000</u>
Keystone Manor	Floor Buffer	2,000			55,000
	Washers and Dryers	<u>2,000</u>			
		134,000	PA 64-5	Kitchen counters,sinks,faucets	50,000
			Keystone Manor	Repair Sewer Lines	15,000
PA 64-6	Community Rm upgrade	10,000		Replace sidewalks	<u>5,000</u>
Park Place	Hallway Carpet	10,000			70,000
	Walkway lighting	5,000			
	Locksets	12,000	PA 64-6	Kitchen Cabinets	28,000
	Electric Entry System	<u>4,000</u>	Park Place	Washers and Dryers	<u>2,000</u>
		41,000			30,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

PHA Wide	Operations	23,928	PHA WIDE	Operations	23,928
	MGMP. Imp.	20,000		MGMP. Imp.	20,000
	Administration	40,000		Administration	40,000
	Audit	1,000		Audit	1,000
	Fees and Costs	45,000		Fees and Costs	45,000
		129,928			129,928
Total CFP Estimate		479,928	Total CFP Estimate		479,928

Activities for Year: 2012 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
PA 64-1	Refrigerators	16,000			
McCallum Manor	Stoves	<u>12,000</u>			
		28,000			
PA 64-2	Refrigerators	8,000			
Canton Townhouses	Stoves	<u>6,000</u>			
		14,000			
PA 64-3	Sprinkler	100,000			
Page Manor	Door Locks	<u>35,000</u>			
		135,000			
PA 64-4	Pave Parking Lot	50,000			
Colonial Towers	Entrance Walks	10,000			
	Strobes	<u>8,000</u>			
		68,000			
PA 64-5	Refrigerators	40,000			
Keystone Manor	Stoves	<u>20,000</u>			
		60,000			
PA 64-6	Front Entrance Cover	5,000			
Park Place	Heated Storage	20,000			
	Sidewalks	5,000			
	Emergency Call	10,000			
	Laundry Upgrade	<u>5,000</u>			
		45,000			
PHA Wide	Operations	23,928			
	MGMP. Imp.	20,000			

	Administration	40,000			
	Audit	1,000			
	Fees and Costs	<u>45,000</u>			
		129,928			
Total CFP Estimate		479,928			

ATTACHMENT E

Bradford County Housing Authority 2007 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Felix & Marie Hyjek
Apt. 209 Page Manor
Church Street
Athens, PA 18810
(570) 882-8626

Shirley Deranzio
Apt. 710 Keystone Manor
900 North Elmer Ave.
Sayre, PA 18840
(570) 888-0491

French Whitmiller
R.R. Box 4329A-5
Apt. 21 Park Place
Wyalusing, PA
(570)746-1323
18853

Jesse Terry
McCallum Manor, Apt. A112
10 S. Minnequa Ave.
Canton, PA 17724
(570) 673-8347

Eva Chapel
78 East Second Street
Canton, PA 17724

Albert Planishek
Apt. 303 Colonial
Towers
Towanda, PA
(570)268-4303
18848

Rosetta Vance
McCallum Manor Apt. 107B
10 S. Minnequa Ave.
Canton, PA 17724
(570)673-8633

Julia Beach
Apt. 112
Hillcrest Apartments
Troy, PA 16947

Section 8 Clients

Anna Belle Harris
Apt. 309
Colonial Towers
Towanda, PA 18848
(570)265-5087

Susan Rotherberger
R.R. 3, Lot 3
Col. Cross Roads, PA 16914
(570)596-7529

Mable Johnson
R.R. 3 Box 6A
Apt. 10
Towanda, PA
(570)265-2564
18848

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

BRADFORD COUNTY HOUSING AUTHORITY

TENANT NAME: JOAN WINTERMUTE

**ADDRESS: KEYSTONE MANOR APT. # 312
900 NORTH ELMER AVENUE
SAYRE, PA 18840**

INITIAL APPOINTMENT: SEPTEMBER 18, 2006

TERM EXPIRATION: SEPTEMBER 18, 2010

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY THE BRADFORD COUNTY
COMMISSIONERS**

ATTACHMENT A
BRADFORD COUNTY 2005

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2006 <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	40,000	32,000	32,000	32,000
3	1408 Management Improvements Soft Costs: Security	10,000	15,000	20,558	20,464
	Management Improvements Hard Costs: Computers	0	0	0	0
4	1410 Administration	44,962	44,397	40,794	40,794
5	1411 Audit	1,000	1,000	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	35,000	19,800	20,246	20,246
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	334,500	385,381	385,231	377,871
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	5,000	4,492	4,492
12	1470 Non-dwelling Structures	0	0	0	0
13	1475 Non-dwelling Equipment	49,900	24,784	23,041	23,041
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	527,362	527,362	526,362	518,909

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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: 12/31/2006 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	8,000	6,855	6,855	6,855
24	Amount of line 21 Related to Security – Soft Costs	0	20,464	20,464	20,464
25	Amount of Line 21 Related to Security – Hard Costs	16,000	35,864	35,864	35,864
26	Amount of line 21 Related to Energy Conservation Measures	32,000	33,626	33,626	33,626

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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		
PA 64-1	Paint halls & doors	1460	50	5,000	7,540	7,540	7,540	A: 3/06 ,C:09/06	
McCallum Manor	New truck	1475	1	25,000	9,488	9,488	9,488	C:4/06	
Canton	Hot water tank (emergency)	1460	1	0	4,743	4,743	4,743	C:4/06	
				30,000	21,771	21,771	21,771		
PA 64-2	Replace tub & shower units	1460	20	20,000	21,610	26,852	26,852	A: 3/06, C:10/06	
Canton	Replace bath floor tile	1460	20	10,000	14,470	14,470	14,470	A:3/06, C:10/06	
Townhouses				30,000	36,080	41,322	41,322		
PA 64-3	Replace water lines	1460	1	10,000	63,700	70,614	70,614	A: 3/06, C:10/06	
Page Manor	Dump trailer	1475	1	2,000	0	0	0	Transfer to2006	
Athens	Auto lock for exit doors	1460	3	4,000	13,220	14,582	14,582	A: 2/06, C:9/06	
	Heat for generator room	1460	1	2,000	2,000	0	0	Transfer to 2006	
	Community Rm. Tables & chairs	1475	50	5,200	5,148	5,148	5,148	C: 9/05	
	Air Make Up System –Carryover ‘2003	1460	1	0	13,368	13,368	6,610	In Progress	
				23,200	97,436	103,712	96,954		
PA 64-4	Replace heat control valves	1460	20	5,000	6,100	6,100	6,100	A: 3/06, C:10/06	
Colonial Towers	Sprinkler system	1460	1	140,000	146,329	146,329	146,329	C:11/01/05 Carryover from CFP2004	
Towanda	Hot water tanks	1460	2	20,000	17,200	17,200	17,200	A: 3/06, C:9/06	
	Water softener	1460	1	10,000	11,800	11,800	11,800	A: 3/06, C9/06	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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	
	2 nd floor tile to pavers	1460	1	20,000	5,100	3,049	3,049	A: 3/06, C:9/06
	Salt spreader for truck	1475	1	2,000	0	0	0	Trans to 2006
	Stairwell/lobby heat units	1460	4	3,000	8,484	1,500	1,500	A: 3/06, C:10/06
	Apt. bath heat units	1460	18	10,000	6,984	6,984	6,984	A: 3/06, C:10/06
	Receiving room doors	1460	2	3,000	6,290	6,290	6,290	A: 3/06, C:10/06
	Strobes on detectors	1460	20	8,000	6,855	6,855	6,855	A: 3/06, C:10/06
	Air Make Up System	1460	1	0	2,814	2,814	2,814	C:9/06
				221,000	217,956	208,921	208,921	
PA 64-5	Replace water lines	1460	1	10,000	0	0	0	Trans to 2006
Keystone Manor	Floor master shut off	1460	1	5,000	0	0	0	Trans to 2006
Sayre	Refrigerators	1465.1	10	7,000	0	0	0	Trans to 2006
	Ranges	1465.1	10	5,000	5,000	4,492	4,492	C:1/06
	Community Rm. Tables & chairs	1475	50	5,200	5,148	5,148	5,148	C:09/01/05
	Auto lock – exit doors	1460	3	4,000	13,296	14,563	14,563	A: 2/06, C:9/06
	Heat for generator room	1460	1	2,000	0	0	0	Transfer to 2006
	Air Make-up Carryover	1460	1	0	6,759	2,259	2,259	C: 9/1/06
				38,200	30,203	26,462	26,462	
PA 64-6	Kitchen exhaust fans	1460	30	15,500	0	0	0	Transfer to 2006
Park Place	Vacuum cleaner	1475	1	500	0	0	0	Transfer to 2006

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450105 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	
Wyalusing	Storage heater	1460	2	6,000	0	0	0	Trans to 2006
	Security cameras	1460	5	8,000	6,719	6,719	6,719	A: 2/06, C:6/06
	Tub surrounds	1460	28	<u>14,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	Delete
				44,000	6,719	6,719	6,719	
PHA-WIDE	Operations	1406		40,000	32,000	32,000	32,000	C:6/06
	Management Improvements Soft Costs: Security	1408		10,000	15,000	20,558	20,464	C: 6/06
	Non-Dwelling Equipment: Computers	1475		10,000	5,000	3,257	3,257	C: 6/06
	Administration	1410		44,962	44,397	40,794		
	Salaries (1410.1)			0	0	0	27,897	C: 9/06
	Benefits (1410.2)			0	0	0	8,389	C: 9/06
	Sundry (1410.3)			0	0	0	4,508	C: 9/06
	Audit	1411		1,000	1,000	0	0	In progress
	Fees & Costs (Architect & Engineering)	1430		<u>35,000</u>	<u>19,800</u>	<u>20,246</u>	<u>20,246</u>	C: 10/06
				140,962	117,197	116,761	116,761	

ATTACHMENT B
FY 2006 BRADFORD COUNTY 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: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: December 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	0	0	0	0
3	1408 Management Improvements Soft Costs: Security	20,000	0	3,881	3,881
	1408 Management Improvements	0	0	0	0
4	1410 Administration	50,000	0	22,151	22,151
5	1411 Audit	1,000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs: Engineering and Architectural	50,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	11,500	0	0	0
10	1460 Dwelling Structures	286,928	0	20,561	20,561
11	1465.1 Dwelling Equipment—Nonexpendable	4,000	0	0	0
12	1470 Non-dwelling Structures	5,000	0	0	0
13	1475 Non-dwelling Equipment	51,500	0	1,860	1,860
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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: December 31,2006
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	479,928	0	48,453	48,453
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	43,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	12,000	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	8,000	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	155,725	0	0	0

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	
PA 64-1	Handicap toilet	1460	47	10,000	0	0	0	
McCallum Manor	Security system	1460	1	8,000	0	0	0	
Canton, PA	Pavilion	1470	1	5,000	0	0	0	
	Additional sidewalk	1450	100'	5,000	0	0	0	
	Heat circulating pumps	1460	4	3,000	0	0	0	
	Additional exterior lighting	1450	1	1,000	0	0	0	
PA 64-2	Kitchen cabinets	1460	20	15,000	0	0	0	
Canton	Hot water tanks	1460	5	1,000	0	2,215	2,215	A: 9/06, C: 12/06
Townhouses	Garage dumpster pad	1450	1	500	0	0	0	
	Tub/shower units (Carryover 2005)	1460	20	4,750	0	0	0	
PA 64-3	Dump trailer	1475	1	2,000	0	0	0	
Page Manor	Heat for generator room	1460	1	1,500	0	0	0	
Athens	Strobes on detectors	1460	20	8,000	0	0	0	
	Salt machine	1475	1	2,000	0	0	0	
	New siding	1460	1	134,725	0	0	0	
	Water lines (Carryover 2005)	1460	1	10,250		10,143	10,143	A: 3/06, C: 9/06
PA 64-4	Maintenance truck	1475	1	20,000	0	0	0	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	
Colonial Towers	Lobby furniture	1475	2	2,000	0	0	0	
Towanda	Carpet shampooer	1475	1	3,000	0	0	0	
	Retention pond fence	1450	1	5,000	0	0	0	
	Trash compactor container	1475	2	2,000	0	0	0	
	Maintenance fax machine	1475	1	500	0	0	0	
	Domestic water booster pump	1460	1	500	0	0	0	
	Air make up system (Carryover 2004)	1460	1	14,203	0	8,203	8,203	A: 3/06, C: 9/06
PA 64-5	Replace water main risers	1460	6	50,000	0	0	0	
Keystone Manor	Strobes on detectors	1460	20	8,000	0	0	0	
Sayre								
PA 64-6	Community room auto doors	1460	2	10,000	0	0	0	
Park Place	Handicap toilets	1460	28	7,000	0	0	0	
Wyalusing	Tractor w/ broom	1475	1	13,000	0	0	0	
	Carpet shampooer	1475	1	2,000	0	0	0	
	Water heater	1460	1	1,000	0	0	0	
	Refrigerators	1465.1	5	2,000	0	0	0	
	Ranges	1465.1	5	1,500	0	0	0	
	Washing machine	1465.1	1	500	0	0	0	

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450106 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	Operations	1406		0	0	0	0	
	Management improvements:							
	Soft costs Security & asset management	1408		20,000	0	3,881	3,881	
	Non-Dwelling Equipment (Computers)	1475		5,000	0	1,860	1,860	
	Administration							
	Salaries	1410.1		32,000	0	17,102	17,102	
	Benefits	1410.2		10,000	0	4872	4,872	
	Sundry	1410.3		8,000	0	177	177	
	Audit	1411		1,000	0	0	0	
	Fees & Costs Architect & Engineering	1430		50,000	0	0	0	
	Contingency	1502		0	0	0	0	

ATTACHMENT C
Bradford County FY 2007

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	38,928	0	0	0
3	1408 Management Improvements: Security	20,000	0	0	0
4	1410 Administration	45,000	0	0	0
5	1411 Audit	1,000	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs: Architect and Engineering	45,000	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	101,000	0	0	0
10	1460 Dwelling Structures	162,000	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	28,000	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	39,000	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	479,928	0	0	0

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

PHA Name: Bradford County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P06450107 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
---	---	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	32,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	20,000	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 Measures	115,000	0	0	0

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

PHA Name: Bradford County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P06450107 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	
PA 64-1	Refrigerators	1465.1	20	8,000				
McCallum Manor	Ranges	1465.1	30	6,000				
Canton	Additional sidewalk	1450	L.F.	5,000				
	Increase parking	1450	1	10,000				
PA 64-2	Heating systems	1460	20	44,000				
Canton	Ductwork	1460	20	4,000				
	Townhouses	1460	5	5,000				
PA 64-3	Strobes	1460	20	8,000				
Page Manor	Paving	1450	1	40,000				
Athens	Floor machine	1475	1	2,000				
	Auto door openers	1475	2	4,000				
	A/C unit elevator mech. room	1475	1	2,000				
PA 64-4	Refrigerators	1465.1	20	8,000				
Colonial Towers	Ranges	1465.1	20	6,000				
Towanda	Tractor w/ blade	1475	1	14,000				
	Washers	1475	2	1,000				
	Strobes	1460	20	8,000				

ATTACHMENT D

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Bradford County 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: PHA FY: 2008	Work Statement for Year 3 FFY Grant: PHA FY: 2009	Work Statement for Year 4 FFY Grant: PHA FY: 2010	Work Statement for Year 5 FFY Grant: PHA FY: 2011
	Annual Statement				
PA 64 – 1		100,000	50,000	43,000	30,000
PA 64 – 2		57,000	139,000	2,000	30,000
PA 64 – 3		20,000	21,000	2,000	135,000
PA 64 – 4		116,000	127,000	128,000	55,000
PA 64 – 5		46,000	13,000	134,000	70,000
PA 64 – 6		11,000	0	41,000	30,000
PAH - WIDE		129,928	129,928	129,928	129,928
TOTAL CFP FUNDS					
CFP Funds Listed for 5-year planning		479,928	479,928	479,928	479,928
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2008 FFY Grant: PHA FY:			Activities for Year: 2009 FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PA 64-1 McCallum Manor	Sprinkler System	<u>100,000</u> 100,000	PA 64-1 McCallum Manor	Kitchen Exhausts	<u>50,000</u> 50,000
	PA 64-2 Canton Townhouses	Siding Family Units Siding Shields Bath Vanities	48,000 4,000 <u>5,000</u> 57,000	PA 64-2 Canton Townhouses	Steps, Landings, Doors	<u>139,000</u> 139,000
	PA 64-3 Page Manor	A/C System RTU	<u>20,000</u> 20,000	PA 64-3 Page Manor	Replace electric panels Washers and Dryers Man Door in receiving Upgrade compactor Beauty parlor/dayroom	6,000 2,000 3,000 4,000 5,000
	PA 64-4 Colonial Towers	Siding	<u>116,000</u> 116,000	PA 64-4 Colonial Towers	Apt. floor tiles	<u>1,000</u> 21,000
	PA 64-5 Keystone Manor	A/C on ventilation Generator upgrades	20,000 <u>26,000</u> 46,000	PA 64-4 Colonial Towers	Counter tops, Sinks, Faucets w/Spray Locksets A/C Units RTU	45,000 47,000 <u>35,000</u> 127,000
	PA 64-6 Park Place	Shower controls Hallway handrails	6,000 <u>5,000</u> 11,000	PA 64-5 Keystone Manor	Man Door in receiving Beauty parlor/dayroom Apt. Floor tiles (staff) Upgrade compactor	3,000 5,000 1,000 <u>4,000</u> 13,000
	PHA WIDE	Operations Management improve. Administration Audit Fees & Costs	23,928 20,000 40,000 1,000 <u>45,000</u> 129,928	PHA Wide	Operations MGMP. Imp. Administration Audit Fees and Costs	23,928 20,000 40,000 1,000 <u>45,000</u> 129,928
	Total CFP Estimated Cost		479,928			\$479,928

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year: 2010 FFY Grant: PHA FY:			Activities for Year: 2011 FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 64-1	Convert Efficiencies	<u>43,000</u>	PA 64-1	Water Lines	15,000
McCallum Manor		43,000	McCallum Manor	Heater Lines	<u>15,000</u>
					30,000
PA 64-2	Additional Insulation	<u>2,000</u>			
Canton Townhouses		2,000	PA 64-2	Pave Parking Lot	10,000
			Canton Townhouses	Replace Floor Tiles	<u>20,000</u>
PA 64-3	A/C Mechanical Room	<u>2,000</u>			30,000
Page Manor		2,000			
			PA 64-3	Generator	35,000
PA 64-4	Heating System Boilers	50,000	Page Manor	Boilers	50,000
Colonial Towers	Generators	28,000		Kitchen Counters, Sinks, faucets	<u>50,000</u>
	Water lines	10,000			135,000
	Handicap Accessibility	30,000			
	Sewer lines	10,000	PA 64-4	Carpet Halls	25,000
		128,000	Colonial Towers	Upgrade heat lines	15,000
				Electric System Upgrade	10,000
PA 64-5	Sprinklers	130,000		Breezeway to Towers	<u>5,000</u>
Keystone Manor	Floor Buffer	2,000			55,000
	Washers and Dryers	<u>2,000</u>			
		134,000	PA 64-5	Kitchen counters,sinks,faucets	50,000
			Keystone Manor	Repair Sewer Lines	15,000
PA 64-6	Community Rm upgrade	10,000		Replace sidewalks	<u>5,000</u>
Park Place	Hallway Carpet	10,000			70,000
	Walkway lighting	5,000			
	Locksets	12,000	PA 64-6	Kitchen Cabinets	28,000
	Electric Entry System	<u>4,000</u>	Park Place	Washers and Dryers	<u>2,000</u>
		41,000			30,000
PHA Wide	Operations	23,928	PHA WIDE	Operations	23,928
	MGMP. Imp.	20,000		MGMP. Imp.	20,000
	Administration	40,000		Administration	40,000
	Audit	1,000		Audit	1,000
	Fees and Costs	<u>45,000</u>		Fees and Costs	<u>45,000</u>
		129,928			129,928
Total CFP Estimate		479,928	Total CFP Estimate		479,928

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year: 2012 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
PA 64-1	Refrigerators	16,000			
McCallum Manor	Stoves	<u>12,000</u>			
		28,000			
PA 64-2	Refrigerators	8,000			
Canton Townhouses	Stoves	<u>6,000</u>			
		14,000			
PA 64-3	Sprinkler	100,000			
Page Manor	Door Locks	<u>35,000</u>			
		135,000			
PA 64-4	Pave Parking Lot	50,000			
Colonial Towers	Entrance Walks	10,000			
	Strobes	<u>8,000</u>			
		68,000			
PA 64-5	Refrigerators	40,000			
Keystone Manor	Stoves	<u>20,000</u>			
		60,000			
PA 64-6	Front Entrance Cover	5,000			
Park Place	Heated Storage	20,000			
	Sidewalks	5,000			
	Emergency Call	10,000			
	Laundry Upgrade	<u>5,000</u>			
		45,000			
PHA Wide	Operations	23,928			
	MGMP. Imp.	20,000			
	Administration	40,000			
	Audit	1,000			
	Fees and Costs	<u>45,000</u>			
		129,928			
Total CFP Estimate		479,928			

ATTACHMENT E

Bradford County Housing Authority 2007 Public Agency Five Year Plan Tenant Advisory Board

Housing Authority Tenants

Felix & Marie Hyjek
Apt. 209 Page Manor
Church Street
Athens, PA 18810
(570) 882-8626

Shirley Deranzio
Apt.710 Keystone Manor
900 North Elmer Ave.
Sayre, PA 18840
(570) 888-0491

French Whitmiller
R.R. Box 4329A-5
Apt. 21 Park Place
Wyalusing, PA
(570)746-1323
18853

Jesse Terry
McCallum Manor, Apt. A112
10 S. Minnequa Ave.
Canton, PA 17724
(570) 673-8347

Eva Chapel
78 East Second Street
Canton, PA 17724

Albert Planishek
Apt. 303 Colonial
Towers
Towanda, PA
(570)268-4303
18848

Rosetta Vance
McCallum Manor Apt. 107B
10 S.Minnequa Ave.
Canton, PA 17724
(570)673-8633

Julia Beach
Apt. 112
Hillcreast Apartments
Troy, PA 16947

Section 8 Clients

Anna Belle Harris
Apt. 309
Colonial Towers
Towanda, PA 18848
(570)265-5087

Susan Rotherberger
R.R. 3, Lot 3
Col. Cross Roads, PA 16914
(570)596-7529

Mable Johnson
R.R. 3 Box 6A
Apt. 10
Towanda, PA
(570)265-2564
18848

ATTACHMENT F

RESIDENT MEMBERSHIP FOR THE PHA GOVERNING BOARD

BRADFORD COUNTY HOUSING AUTHORITY

TENANT NAME: JOAN WINTERMUTE

**ADDRESS: KEYSTONE MANOR APT. # 312
900 NORTH ELMER AVENUE
SAYRE, PA 18840**

INITIAL APPOINTMENT: SEPTEMBER 18, 2006

TERM EXPIRATION: SEPTEMBER 18, 2010

**HOUSING AUTHORITY BOARD APPOINTMENTS ARE MADE BY THE
BRADFORD COUNTY COMMISSIONERS**