

# PHA Plans

## Streamlined Annual Version

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

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

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

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

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# Streamlined Annual PHA Plan for Fiscal Year: 2007

## PHA Name: **CORRY HOUSING AUTHORITY**

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Corry Housing Authority

**PHA Number:** PA066

**PHA Fiscal Year Beginning:** 01/2007

**PHA Programs Administered:**

**Public Housing and Section 8**

**Section 8 Only**

**Public Housing Only**

Number of public housing units: 75

Number of S8 units:

Number of public housing units:

Number of S8 units: 159

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

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

**PHA Plan Contact Information:**

Name: Virginia S. Grice, Executive Director  
TDD: 814-665-5161

Phone: 814-665-5161  
Email (if available): eriech@erie.net

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

If yes, select all that apply:

Main administrative office of the PHA

PHA development management offices

Main administrative office of the local, county or State government

Public library       PHA website       Other (list below)

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

Main business office of the PHA       PHA development management offices

Other (list below)

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

**Table of Contents**  
[24 CFR 903.7(r)]

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

**A. PHA PLAN COMPONENTS**

<input type="checkbox"/>	1. Site-Based Waiting List Policies	Pg. 4
	<b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>	
X	2. Capital Improvement Needs	Pg. 5
	<b>903.7(g) Statement of Capital Improvements Needed</b>	
<input type="checkbox"/>	3. Section 8(y) Homeownership	Pg. 6
	<b>903.7(k)(1)(i) Statement of Homeownership Programs</b>	
<input type="checkbox"/>	4. Project-Based Voucher Programs	Pg. 7
X	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	Pg. 7
X	6. Supporting Documents Available for Review	Pg. 9
X	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	Pg.'s 11 - 21
X	8. Capital Fund Program 5-Year Action Plan	Pg.'s 22 - 24

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

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

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

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

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

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

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

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

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

**A. Site-Based Waiting Lists-Previous Year**

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

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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

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

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

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

## **2. Capital Improvement Needs**

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

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

### **A. Capital Fund Program**

1. X Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

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

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

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

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

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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

2. Program Description:

a. Size of Program

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

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

b. PHA-established eligibility criteria

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

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

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

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

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

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

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

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
  - low utilization rate for vouchers due to lack of suitable rental units
  - access to neighborhoods outside of high poverty areas
  - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: COMMONWEALTH OF PENNSYLVANIA

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

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Improve the quality of housing stock through rehabilitation
  - Preserve neighborhoods and communities
  - Improve rental housing opportunities
  - Assist families and individuals to become home buyers
  - Further Fair Housing and address community opposition
  - Build capacity of community-based organizations and local governments
- Other: (list below)

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

The Commonwealth of Pennsylvania's Consolidated Plan provides for the allocation of a variety of state and federal funds which the Authority utilizes to benefit the local population with the First Time Homebuyers Program and the Handicap Access Program.

The Authority participates in the annual update process in order to ensure that the needs of its jurisdiction are properly accounted for year to year.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

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

PHA Name: CORRY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28096650104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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				
2	1406 Operations	64,000		64,000	64,000
3	1408 Management Improvements				
4	1410 Administration	3,000		3,000	3,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		5,000	5,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	21,076		21,076	21,076
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	5,675		5,675	5,675
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	6,000		6,000	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	104,751		104,751	98,751
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CORY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P06650104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PLEASANT MANOR/66-1	UPDATE ATTIC VENT	1460	1	9,763		9,763	9,763	
	REPLACE EXT. METAL DOORS	1470	2	5,675		5,675	5,675	
	INSTALL CORRIDOR RAILING	1460	1	5,538		5,538	5,538	
WEST COURT PA066-004	REHAB BATHS	1460	12	5,775		5,775	5,775	
PHA-WIDE ACTIVITIES	OPERATIONS	1403		64,000		64,000	64,000	
	ADMINISTRATION	1410		3,000		3,000	3,000	
	FEES & COSTS	1430		5,000		5,000	5,000	
	CONTINGENCY			6,000		6,000	0	

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

PHA Name: CORRY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA28P06650104 Replacement Housing Factor No:					Federal FY of Grant: 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA066-001	6-30-05			12-31-05			
PA066-003	6-30-05			12-31-05			
HA WIDE NEEDS	6-30-05			12-31-05	12-31-06		NOT YET COMPLETE

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

PHA Name: CORRY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA06650105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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				
2	1406 Operations	64,000		64,000	32,000
3	1408 Management Improvements				
4	1410 Administration	3,000		3,000	3,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000		5,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement	6,500		6,500	0
10	1460 Dwelling Structures	4,550		4,550	0
11	1465.1 Dwelling Equipment—Nonexpendable	15,360		15,360	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	98,410		98,410	35,000
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CORRY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: : PA06650105 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	
PLEASANT MANOR/66-1	Access Auto Entry Doors	1465.1	1	5,000		5,000	0	
	Hdcp Access Ramp	1450	2	6,500		6,500	0	
	CO2 Detectors	1465.1	30	1,800		1,800	0	
CENTER PLACE APT.'S/66-2	Ext Security Lights	1465.1	8	2,810		2,810	0	
	CO2 Detectors	1465.1	10	750		750	0	
	Int Door Spring Hinges	1460	68	4,550		4,550	0	
	Access Auto Entry Doors	1465.1	1	5,000		5,000	0	
PHA-WIDE ACTIVITIES	OPERATIONS	1403		64,000		64,000	32,000	
	ADMINISTRATION	1410		3,000		3,000	3,000	
	FEES & COSTS	1430		5,000		5,000	0	

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

PHA Name: <b>CORRY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: : PA06650105 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		
PA066-001	6-30-06			12-31-06				
PA066-002	6-30-06			12-31-06				
HA WIDE NEEDS	6-30-06			12-31-06				

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

PHA Name: CORRY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650106 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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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				
2	1406 Operations	62,000			
3	1408 Management Improvements				
4	1410 Administration	3,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	9,050			
11	1465.1 Dwelling Equipment—Nonexpendable	8,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	87,050			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CORRY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650106 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	
PLEASANT MANOR/66-1	Paint Common Areas	1460	1	2,500				
	Replace Refrigerators	1465.1	31	6,000				
CENTER PLACE APT.'S/66-2	Update Interior Lighting	1460	1	2,350				
RANDOM COURT DEV/66-4	Replace Refrigerators In 7 Units	1465.1	7	2,000				
	Replace Siding & Trim On 1 Unit	1460	1	4,200				
PHA-WIDE ACTIVITIES	OPERATIONS	1403		62,000				
	ADMINISTRATION	1410		3,000				
	FEES & COSTS	1430		5,000				

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

PHA Name: <b>CORRY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: PA28P00650106 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		
PA066-001	6-30-07			12-31-07				
PA066-002	6-30-07			12-31-07				
PA066-004	6-30-07			12-31-07				
PHA WIDE NEEDS	6-30-07			12-31-07				

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

PHA Name: CORRY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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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				
2	1406 Operations	65,000			
3	1408 Management Improvements				
4	1410 Administration	5,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	16,751			
11	1465.1 Dwelling Equipment—Nonexpendable	10,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	99,751			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: CORRY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: 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	
<i>PLEASANT MANOR PA066-001</i>	Update Make up Air & Flue Vents	1465.1	1	10,000				
<i>CENTER PLACE APT'S PA066-002</i>	Replace Utility Closet Drs	1460	26	9,375				
<i>WEST COURT APT'S PA066-003</i>	Install Hardwire Smoke Detectors	1460	12	3,400				
	Install Carbon Monoxide Detectors	1460	12	1,500				
	Replace Tub Faucets	1460	12	2,476				
PHA-WIDE ACTIVITIES	OPERATIONS	1403		65,000				
	ADMINISTRATION	1410		5,000				
	FEES & COSTS	1430		3,000				

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name <b>CORRY HOUSING AUTHORITY</b>				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY:	Work Statement for Year 3 FFY Grant: 2009 PHA FY:	Work Statement for Year 4 FFY Grant: 2010 PHA FY:	Work Statement for Year 5 FFY Grant: 2011 PHA FY:
	Annual Statement				
PA066-001		0		20,360	4,200
PA066-002		7,600		500	22,210
PA066-003		4,751		5,550	
PA066-004		14,400	26,751		



## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : <u>2010</u> FFY Grant: PHA FY:			Activities for Year: <u>2011</u> FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>PLEASANT MANOR PA066-001</i>	Replace Carpets in units	15,000	<i>PLEASANT MANOR PA066-001</i>	Replace Mailbox (504)	1,200
	Seal Ext Bldg Brick	5,860		Outlets to Generator	2,500
<i>CENTER PLACE PA066-002</i>	Install Parking Lot Signs	500	<i>CENTER PLACE PA066-002</i>	Install Exhaust Fan & Louver in Gen Rm	5,000
				Replace Mailbox (504)	1,200
				Outlets to Generator	2,500
				Rehab Entry Dr Framing (504)	11,010
<i>WEST COURT APTS PA066-003</i>	Replace Sidewalks	2,050		Replace apt door locks	2,000
	Hdcp Access Apt. Rehab	3,000		Install intercom in Community Rm	1,000
Total CFP Estimated Cost		\$26,410			\$26,410

RESIDENT ADVISORY BOARD  
CENTER PLACE APARTMENTS  
100 NORTH CENTER STREET  
CORY PA 16407

The Committee:

Gladys Thompson  
Gwyn Lillie  
David Lillie  
Norma Armagost  
Mary Lou Morvay

Comments/Suggestions:

- 1) New stoves needed in some apartments
- 2) Request new kitchen cabinets
- 3) Request additional storage space
- 4) Request book shelves for family room
- 5) Request intercom in the community room
- 6) Would like organ removed from community room
- 7) Request a window in the door to the stairwell on second floor
- 8) Do not want parking rotation policy
- 9) Would like cabinets under sink painted in light color
- 10) Request shades or drapes for community room doors and windows

RESIDENT ADVISORY BOARD  
PLEASANT MANOR  
251 WEST PLEASANT STREET  
CORY PA 16407

The Committee:

Sandy Braswell  
Mildred Bailey  
Belinda Sherlock  
Jean Byerly  
Beverly Deal

Comments/Suggestions:

All outside lights checked (some blink all the time and Security lights don't work)  
Carbon monoxide detectors  
Light over puzzle table (to see better)  
One additional washer and dryer (30 residents)  
Repair crack in ceiling in west hallway between third and fourth light  
Handicap accessible sidewalk/curbing at Pleasant Street entrance  
Sign for laundry room and one stating to clean out lint in dryers  
Marks on ceiling over mailboxes looks like water leak  
Carpet replacement with pad due to falling and breaking bones. Something to get up stains from carpet  
Halls and puzzle room should be cleaned at least once a month. Tenant's should not be responsible for it.  
Benches on lawn to sit on during nice weather  
Picnic table on other side of building so other residents can have use of it without walking so far.

RESPONSE TO RESIDENT ADVISORY BOARD RECOMMENDATIONS  
CENTER PLACE APARTMENTS  
100 NORTH CENTER STREET  
CORY PA 16407

Comment: New stoves needed in some apartments

- Ranges scheduled on CFP to be replaced in 2008. Individual problems will be addressed by the maintenance staff and recorded on work orders

Comment: Request new kitchen cabinets

- Cabinets are currently in good condition and not a priority at this time, will be considered in future for CFP work

Comment: Request additional storage space

- Consideration has been given to this item – due to the construction of the building, there is no room for additional storage space

Comment: Request book shelves for family room

- Inquiry will be made into the availability of funds at this time. If it is not possible now, it will be added to CFP

Comment: Request intercom in the community room

- Added to CFP for 2011

Comment: Would like organ removed from community room

- This will be taken into consideration

Comment: Request a window in the door to the stairwell on second floor

- This item is quite costly. The existing doors are new and in good condition. A window will be given serious consideration when new doors are needed

Comment: Do not want parking rotation policy

- Every consideration has been made concerning this item, and at the present time there is no other resolution

Comment: Would like cabinets under sink painted in light color

- This item is not a priority at this time, it will be suggested to interested tenants that they put light colored shelf paper (no adhesive) and possibly a battery operated push light under the sink (maintenance will install if requested)

Comment: Request shades or drapes for community room doors and windows

- This has already been considered and will be completed as soon as possible

RESPONSE TO RESIDENT ADVISORY BOARD RECOMMENDATIONS  
PLEASANT MANOR  
251 WEST PLEASANT STREET  
CORY PA 16407

Comment: All outside lights checked (some blink all the time and Security lights don't work)

- Maintenance will be instructed to check and maintain lights on a regular basis

Comment: Carbon monoxide detectors

- On CFP for current year

Comment: Light over puzzle table (to see better)

- Will be installed by maintenance staff

Comment: One additional washer and dryer (30 residents)

- Management is not aware of a problem with the current laundry facilities. If there becomes a need for additional machines, it will be considered.

Comment: Repair crack in ceiling in west hallway between third and fourth light

- Maintenance will be informed and repair will be done by staff

Comment: Handicap accessible sidewalk/curbing at Pleasant Street entrance

- Construction would be extremely complicated and costly due to ADA regulations and drainage concerns. Handicap accessible entrance provide at rear of building

Comment: Sign for laundry room and one stating to clean out lint in dryers

- Will be done as soon as time permits

Comment: Marks on ceiling over mailboxes looks like water leak

- Will have maintenance staff check and repair

Comment: Carpet replacement with pad due to falling and breaking bones. Something to get up stains from carpet

- Added to CFP

Comment: Halls and puzzle room should be cleaned at least once a month. Tenant's should not be responsible for it.

- Inquiry will be made as to cleaning schedule for common areas and areas will be checked on a regular basis

Comment: Benches on lawn to sit on during nice weather

- Currently not a priority – benches are provided on front patio

Comment: Picnic table on other side of building so other residents can have use of it without walking so far.

- Under consideration – will inquiry about funding

## **CORRY HOUSING AUTHORITY**

### **AMENDMENT TO THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM**

#### **ADMINISTRATIVE PLAN**

#### **B. WAITING LIST PREFERENCES**

During the eligibility process, all applicants will be given the opportunity to show that they qualify for the Authority's local preferences.

Preference information on applications will be updated as applicants are selected from the waiting list. At that time, the Authority will obtain necessary verifications of preference at the interview and by third party verification.

Eligible applicants are entitled to be placed on the waiting list and receive preference in selection for a Voucher of appropriate bedroom size according to the subsidy standards.

Eligible applicants qualifying for a local preference are entitled to be placed on the waiting list and receive a preference in selection for a Section 8 Voucher. Generally, families who qualify as local preference holders, as defined in this section, may be admitted prior to families who do not have a local preference.

**NOTE: A PREFERENCE DOES NOT GUARANTEE ADMISSION.** The applicant must still meet the Authority's other screening criteria before being admitted to the program.

**The Authority's LOCAL PREFERENCES are:**

1. Any applicant who qualifies as a resident of the Corry. A resident is defined as a family or single person who lives in Corry, works in Corry, or at the time of application has been hired to work in Corry. Third-party written verification of the above will be utilized. At the option of the Authority, leases, utility bills, employer records, school records, driver's licenses, voter registration records, or credit reports may also be used to verify residency.
2. "Other Singles" denotes a one-person household in which the individual member is not eligible for any preference defined here-in. Such applicants will be placed on the waiting list in accordance with their date and time of application, but cannot be selected for assistance before any family eligible for said preferences.

### 3. Preference Definitions

Preference will be given to applicants who are otherwise eligible and who at the time they are seeking assistance meet the definition of the preferences described below:

- (1) Victim Domestic Violence: Applicants who can identify that they are victims of domestic violence by providing a copy of the Protection From Abuse court order or the documentation deemed acceptable by the Authority.
- (2) Displaced Family: A family (or sole member) who has been displaced by governmental action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally reorganized under Federal disaster relief laws, or by fire, or involuntarily displaced due to no fault of their own.
- (3) Disabled Family: Families that include a person with disabilities.
- (4) Elderly Family: A family whose head, co-head, spouse or sole member is at least 62 years of age; or two or more persons, each of whom are at least 62, living together; or one or more persons who are at least 62 living with one or more live-in aides.

Third party written verification of claimed preferences will be utilized.

Families with incomes between 0% and 30% of the area median income must constitute at least 75% of all admissions in any fiscal year. In the event that admissions are nearing the maximum percentage of families allowed with incomes over the 30% of area median income, families under the 30% income limit will be admitted before families over that income limit.

### 4. Order of Selection:

- (1) Families who claim and can verify any preference as defined in part 1 of this section and as ranked as follows:
  1. Displaced & Disabled Elderly or Family
  2. Displaced Elderly or Family
  3. Disabled Elderly or Family

4. Victim of Domestic Violence

5. Families, otherwise eligible without preference.

- a. In the Case of Equal Preference: The time and date of application will determine the order of admission.
- b. Resident Preference: The above order of selection will be applied to all resident families prior to non-resident families.

If the Authority does not have any Preference holders on the waiting list, non-preference holders will be offered housing assistance. Again, date and time of application determines the order of selection.

### **C. PREFERENCE DENIAL**

If the applicant's preference cannot be verified, the applicant will be notified of the preference denial and given the opportunity for an informal hearing.

**The Authority may not give a preference to an applicant if any member of the family is a person who was evicted from public housing during the past three years because of drug-related activity, violent criminal activity or alcohol abuse from housing assisted under a 1937 Housing Act program.**

### **D. SELECTION FROM THE WAITING LIST**

The Authority will select families from the waiting list according to the preferences described in paragraph B above.

If the Authority does not have sufficient funds to subsidize the family unit size of the family at the top of the waiting list, the Authority **will not** skip the top waiting list family in order to admit an applicant family with a smaller family unit size that can be immediately supported with available funding.

Notwithstanding the above, if necessary to meet the statutory requirement that 75% of newly admitted families in any fiscal year be families who are extremely low-income, the Authority retains the right to skip higher income families on the waiting list to reach extremely low-income families. This measure will only be taken if it appears the goal will not otherwise be met. To ensure this goal is met, the Authority will monitor incomes of newly admitted families and the income of the families on the waiting list.

If there are not enough extremely low-income families on the waiting list the Authority will conduct outreach on a non-discriminatory basis to attract extremely low-income families to reach the statutory requirement.

CORRY & ERIE COUNTY HOUSING AUTHORITY  
PUBLIC HEARING - ANNUAL AGENCY PLAN & AMENDMENTS TO SECTION 8  
ADMINISTRATIVE PLAN  
OCTOBER 10, 2006 – 2:00 P.M.  
CORRY CITY COUNCIL CHAMBERS  
CORRY PA 16407

PRESENT:

Thelma R. Casey, Erie County RAB  
Rosemarie Ross, Erie County RAB  
Carolyn Yaple, Erie County RAB  
Janet L. Newman, Erie County RAB  
Judith A. Sypolt, Erie County RAB  
Gladys Thompson, Corry RAB  
Mary Lou Jacob, Housing Manager, Erie County Housing Authority  
Susan Vinca, Housing Manager, Corry Housing Authority  
Gerry Dahl, City Administrator, Corry PA

There were no additional comments other than those recorded from the RAB (attached).