

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

PHA Plans

5 Year Plan for Fiscal Years 2005-2009

Annual Plan for Fiscal Year 2008

**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: Housing Authority of Huntingdon County **PHA Number:** PA027

PHA Fiscal Year Beginning: (mm/yyyy) 04/2008

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: 314 Number of S8 units: Number of public housing units:
 Number of S8 units: 307

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)

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

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

The Huntingdon County Housing Authority believes that providing quality, safe, affordable housing without discrimination is only the beginning of its mission. The Authority is committed to maintaining the public's trust by operating in an efficient, ethical, and professional manner while, at the same time, realizing that our residents are the ultimate customers. In partnership with local government and the greater community, the Authority is committed to maximizing social and economic opportunities for all residents.

B. Goals

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

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

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

- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

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.

HOUSING AUTHORITY OF THE COUNTY OF HUNTINGDON

AGENCY PLAN
FYE 2008

EXECUTIVE SUMMARY

The Huntingdon County Housing Authority has prepared its 2008 Agency Plan in accordance with the Quality Housing & Work Responsibility Act of 1998 and the ensuing HUD requirements. The Agency Plan brings together the resources and policies that will direct the use of funds allocated to the Housing Authority on an annual basis by the U.S. Department of Housing and Urban Development. We have examined our purpose, policies, all aspects of our operation, and have solicited input from employees, residents of the public housing and Section 8 communities we serve, human service agencies, local government, and from the community at large.

Rules, regulations, policies and even jurisdictions change, but the Authority remains constant in its commitment to the mission of providing quality, safe, affordable housing, without discrimination, to low and very-low income households in Huntingdon County. Since recently absorbing one hundred eighty-seven Housing Choice Vouchers to be utilized in Fulton County, the scope of our responsibility has broadened. While continuing our close relationship with the human service community in Huntingdon County, we have begun establishing a presence in Fulton County as well. We consider these relationships invaluable in meeting the needs of our current and future participants.

Both Huntingdon and Fulton Counties are rural and offer few employment opportunities for unskilled workers other than part-time, low wage positions with no benefits or stability. In addition, the majority of our participating families rely on a fixed source of income such as social security or TANF. With limited affordable rental markets, this profile provides several obstacles to overcome.

Keeping these considerations in mind, the Housing Authority of Huntingdon County has evaluated its progress toward goals set in its 2005 five-year plan. Resident Meetings were held on two different occasions to review current programs and practices and to provide general administration of the

Authority's policies and functions. All public housing residents were also invited by survey to assist in choosing and prioritizing the Authority's work items for future capital fund years.

For at least one more year, the Authority continues to expend most of its allocated annual modernization funds to accomplish the requirements of a Section 504 Compliance Review conducted by HUD personnel in late 2002. Although there have been some set-backs because of rising costs of construction, satisfaction of these requirements will be completed in the near future and other needs in our communities can be addressed.

We are please to say that we have our first Housing Choice Voucher homeowner! Everything was finalized on December 19, 2007, and the first homebuyer payment will be made on February 1,2008.

Work continues toward the development of an Energy Action Plan and an Emergency Operations Plan.

We have shared our Annual and Five-Year Plans with Huntingdon County's Planning Director as well as the Huntingdon County Human Services Council where we remain an active member.

The Housing Authority remains committed to expanding citizen participation in its processes, especially among the residents of its public housing communities and the participants in its Section 8 Program.

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

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Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs
 13. Crime and Safety
 14. Pets (Inactive for January 1 PHAs)
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information

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:

- X Admissions Policy for Deconcentration pa027h01
- X FY 2008 Capital Fund Program Annual Statement pa027a01
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X List of Resident Advisory Board Members pa027c01
- X List of Resident Board Member pa027f01
- 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
- X FY 2009 Capital Fund Program 5 Year Action Plan pa027b01
- 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)
 - Deconcentration Data Chart pa027d01
 - Substantial Deviation pa027e01
 - Site based waiting list analysis pa027g03
 - VAWA pa027j03

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’	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
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 checked="" 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
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
X	Policies governing any Section 8 Homeownership program Xcheck here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) DECONCENTRATION DATA CHART pa027d03 SUBSTANTIAL DEVIATAION AND SIGNIFICANT AMENDMENT MODIFICATION pa270e03 RESIDENT BOARD REPRESENTATIVE pa0270c03	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

STATEMENT OF HOUSING NEEDS **2008 AGENCY PLAN**

On September 1, 2007, the Huntingdon County Housing Authority absorbed one hundred eighty-seven Housing Choice Vouchers that were previously administered by Fulton County Housing Authority. Since these Vouchers must be used for residents of Fulton County, we address the needs of both counties in this report.

Resources for assessing the housing needs of Huntingdon and Fulton Counties include the Consolidated Plan of the Commonwealth of Pennsylvania FFY 2000 through 2004, including the Action Plan for 2005, The Huntingdon County Comprehensive Plan, the Huntingdon and Fulton County Pennsylvania County Data Books, PHFA Housing Fact Sheets, U.S. Census Bureau Statistics, and analysis of Housing Authority applicant/tenant data.

The Consolidated Plan of the Commonwealth of Pennsylvania FFY 2000 through 2004 examines the number of Pennsylvania households with housing problems on both statewide and jurisdictional levels. The majority of housing problems include homes and apartments that are sub-standard, overcrowded, or cost more than 30 percent of one's income. It isn't surprising that the included graphs illustrate the lower the income of the household, the greater the problems. In the South-Central region of Pennsylvania, where both Huntingdon and Fulton Counties are located, 72% of extremely low-income households have housing problems compared to 50% of very low-income households and 27% of low-income households. Furthermore, data reveals that the highest percentage of renters experiencing housing problems is found among renters with families of five or more persons and extremely low income. 87% of these households have housing problems. In addition, 56% of very low and low-income large family renters have housing problems. Elderly rental households had the second highest housing problems, with one-person, non-elderly and small family households showing a significantly lower percentage of problems.

The Huntingdon County Consolidated Plan provides information peculiar to Huntingdon County. Findings from an analysis of census housing data show that only 23.7% of the occupied housing units in the county are rentals and that there is "not much variety in housing stock..." which "may limit choice for some households." Statistics from the U.S. Census Bureau Profile of Selected Housing Characteristics (2000) indicate the housing stock in Fulton County is much the same. For example, 66% of Fulton County homes are owner-occupied and 17% are vacant.

The attached map from Huntingdon "County Data Books," published by the Pennsylvania State Data Service, provide illustration of this finding and, in fact, suggests that the percentage of owner-occupied housing units in each County may be even higher.

In addition, according to several background studies, both counties contain relatively few rental or multifamily dwelling units, and the demand for moderate and low-income housing far exceeds the supply. Furthermore, recent studies conclude that housing construction consists of predominately one-family homes with second or vacation homes making up 25% of new construction.

To make matters worse, the median household income for both Huntingdon and Fulton Counties is significantly below that of the state as a whole, according to the U.S. census bureau. Because neither county has public transportation, residents must either have a car or live in the most populated areas to easily access services. Since there is great emphasis on preserving farming and forestland, development mainly occurs in the already densely populated communities.

Findings from the analysis of the Housing Authority's public housing and Section 8 waiting lists remain consistent with the above figures and comments. Of the one hundred seventy-seven persons on the Section 8 waiting list (both counties combined), one hundred forty-five, or 82%, are below 30% median income and of the ninety-six persons on the public housing waiting list, seventy, or 73%, were in the same income group. Thirty-two Section 8 and twenty public housing applicants fall in the very low-income category and there are currently six public housing applicants in the 50% to 80% range.

The average wait for Section 8 assistance is approximately one year in Huntingdon County, but the waiting list in Fulton County is short and therefore people are served quickly.

The large number of applicants for Huntingdon County Section 8 rental assistance indicates that the Housing Authority needs to make every effort to increase its number of available Vouchers so that it may assist families in a timely manner. Conversely, every effort will be made in Fulton County to reach the eligible population in need of rental assistance. The Housing Authority is conducting outreach on many fronts to accomplish this.

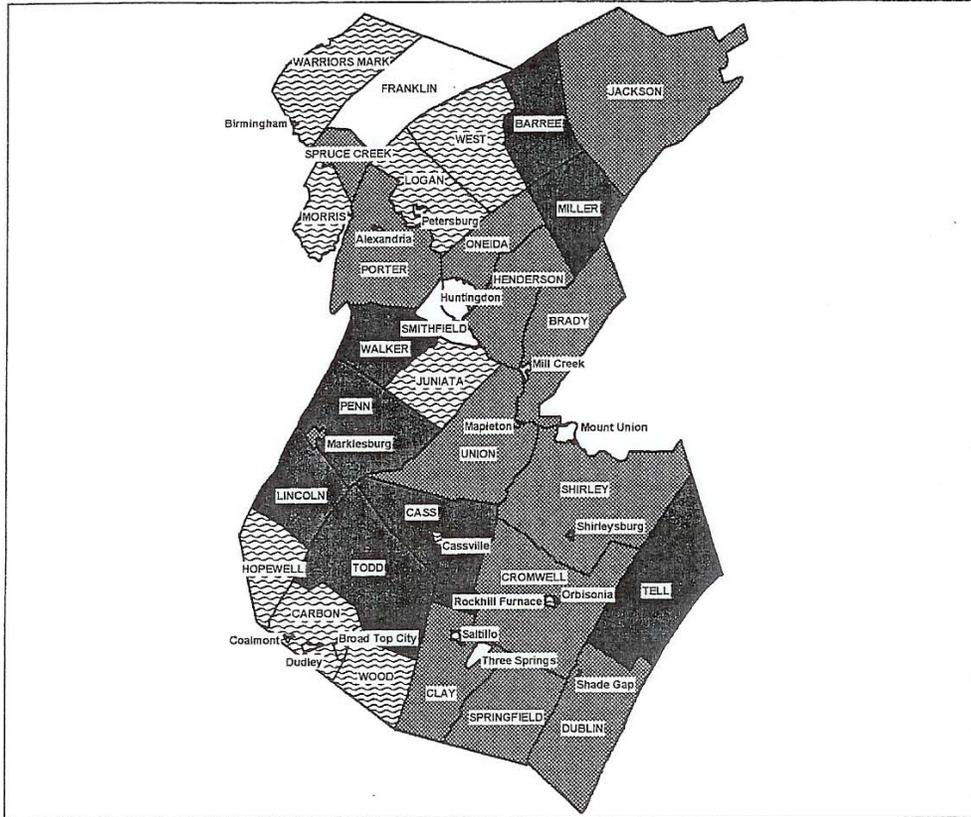
Many problems make the search for suitable housing difficult for extremely and very-low-income families. Many of the rental units available are simply too expensive, particularly with the large increase in heating and other utility costs. In addition, many low and extremely low-income applicants seem overwhelmed by the prospect of the choices and challenges of finding and maintaining a Section 8 unit and some lack the skills and education to budget and maintain utilities. Most applicants either live with relatives or in public housing where one or two payments per month take care of necessary housing costs.

The Housing Authority will continue to address the marketability of public housing family units with the use of the Capital Fund Program, staff involvement, and by encouraging resident participation and pride of community. Funds continue to be used to accomplish ADA requirements; however, we will be able to address other needs soon.

Our one-bedroom units, largely concentrated at Taylor Apartments and Green Street Village, provide housing for predominantly elderly and disabled households and attract more applicants that we can house. (Seventy-five percent of the public housing waiting list consists of one-bedroom applicants). In addition, there are five multi-unit one-bedroom complexes in Huntingdon County that help address the housing needs of elderly and disabled citizens.

Our goals, as stated in our 2005 five-year plan, were tailored to address the above needs and we continue striving to achieve them.

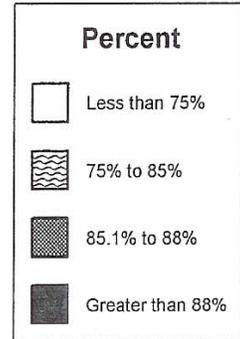
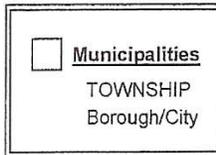
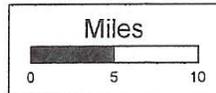
MAP 5. PERCENT OWNER-OCCUPIED HOUSING UNITS, 2000
HUNTINGDON COUNTY



Source of Data Files:
U.S. Department of Commerce,
Bureau of the Census, 2000
Census of Population and Housing.

Source of Cartographic Files:
U.S. Department of Commerce,
Bureau of the Census, 2000
TIGER/Line Files.

Maps Prepared by:
The Pennsylvania State
Data Center.



AGENCY PLAN 2008

PROGRESS TOWARD GOALS AND OBJECTIVES

The Huntingdon County Housing Authority has consciously worked toward achieving the goals and objectives specified in its five-year Agency Plan 2005-2009. Progress has been made in the past year toward all of the objectives. The following is a brief review of this progress.

- I. GOAL – ASSIST OUR COMMUNITY BY INCREASING THE AVAILABILITY OF SAFE, DECENT, AFFORDABLE HOUSING FOR FAMILIES IN THE LOW AND VERY LOW INCOME RANGES.
 - A. There was no opportunity to apply for additional Housing Choice Vouchers for Huntingdon County, which remains a goal; however, our Housing Choice Program has expanded by 187 Voucher designated for use in Fulton County.
 - B. Information was provided to qualified public housing residents and Section 8 participants regarding the Huntingdon County First Time Homeowner Program and we will begin assisting our first homeowner February 1, 2008.
 - C. A representative from Huntingdon County Housing Authority has attended meetings of LHOT (Local Housing Option Team) along with other representatives from Mifflin, Juniata and Huntingdon Counties. The Huntingdon County Housing Authority is one of fifteen members in the organization and the goal is to increase housing options in the tri-county area.
- II. GOAL – MANAGE THE HUNTINGDON COUNTY HOUSING AUTHORITY IN AN EFFICIENT, ETHICAL, EFFECTIVE, AND PROFESSIONAL MANNER.
 - A. The Housing Authority continues to work toward reducing its Tenant Accounts Receivable. Tenants are encouraged to seek help with budgeting to improve their ability to pay and are offered Repayment Agreements to get back on track.
 - B. The Housing Authority continues to strive for an occupancy rate of 97%.
 - C. The Housing Authority encourages all employees to be customer-friendly, and continues to explore ways to increase efficiency. A customer-service training will be scheduled in the near future.
 - D. Staff members have attended training sessions appropriate to their positions and duties in 2007 – several trainings have addressed asset management and its implementation. Housing-related publications are made available to staff and each member is encouraged to further knowledge and skills.
 - E. Huntingdon County Housing Authority remains enrolled in Nan McKay’s “Lunch ‘n’ Learn” program that presents comprehensive “Power Point” trainings by conference call.

- F. The Housing Authority maintained its passing score under PHAS subcomponent for the Resident Assessment Satisfaction Survey (RASS) and was proud to be a high-performer on PHAS and SEMAP.

III GOAL – ENHANCE THE MARKETABILITY OF THE HUNTINGDON COUNTY HOUSING AUTHORITY’S PUBLIC HOUSING UNITS, MAKING THEM THE AFFORDABLE HOUSING OF CHOICE FOR THE LOW INCOME RESIDENTS OF OUR COMMUNITY.

- A. The Housing Authority continues its affiliation with the Mount Union police department in the joint venture of reducing crimes and disturbances in the family communities. Residents indicate that a regular police presence does make a difference. Particularly the children seem to benefit from becoming familiar with police officers.
- B. Housing Authority staff continues to conduct walk-throughs of public housing communities to identify yards or porches that are problematic and require corrective action by residents or the PHA
- C. Housing Authority again this year purchased flowers and plants and staff aided residents at Crawford Apartments, Taylor Apartments, and Greene Street Village in spring planting.

IV. GOAL - IMPROVE THE IMAGE OF PUBLIC HOUSING IN OUR COMMUNITY

- A. Several residents of our family communities are active in churches and schools. Volunteers help with playground monitoring and activities supervision at the Community Centers.
- B. In addition to representing the Housing Authority on various boards and task forces, staff continues to accept every opportunity to give positive presentations in the communities of both Huntingdon and Fulton Counties.

For example, Melanie MacDonald was the featured speaker at the “Fulton County Partnership, Inc.” and Dawn Sunderland fulfilled the same role at “The Community Support System of Fulton County.” Members of both human service organizations expressed an eagerness to work more closely with the Housing Authority toward common goals.

V. GOAL – CONTINUE TO MANAGE THE HUNTINGDON COUNTY HOUSING AUTHORITY’S HOUSING CHOICE VOUCHER PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER, MAINTAINING ITS STATUS AS HIGH PERFORMER UNDER SEMAP.

- A. Unit utilization rate for SEMAP 2008 will reflect the acquisition of the Fulton County Vouchers. While vouchers designated for Huntingdon County are being utilized at 100%, the vouchers designated for Fulton County are only being utilized at 79%, up from 72% at the onset. As of December 1st, overall utilization is 88%, a 5% increase since September. As these figures reflect, we are making progress.
- B. Several landlords were added to our list as willing to rent to Section 8 renters. Outreach in Fulton County has provided the beginning of a landlord list for Voucher holders seeking housing in Fulton County communities.
- C. Our first home ownership closing occurred on December 19, 2007.

- VI. GOAL – IMPROVE ACCESS OF PUBLIC HOUSING RESIDENTS TO SERVICES THAT SUPPORT ECONOMIC OPPORTUNITIES AND QUALITY OF LIFE.
- A. Resident organizations continue to function in all public housing communities.
 - B. The Housing Authority continues to work in partnership with the Huntingdon County Child & Adult Development, Girl Scout Organization, Penn State Extension Cooperative, and several private religious organizations to provide on-site supportive services.
 - C. Staff creates monthly newsletters for residents containing information, games, and announcements.
 - D. Although staff encourages eligible residents to seek community service opportunities outside the Housing Authority, to avoid creating hardship, the Housing Authority provides various and flexible opportunities within our organization.
 - E. In conjunction with the Mount Union Police Department, the Housing Authority conducted a bullying workshop for the families residing in the Mount Union communities.
- VII. GOAL – MAINTAIN THE HUNTINGDON COUNTY HOUSING AUTHORITY’S REAL ESTATE IN THE BEST POSSIBLE CONDITION.
- A. The Housing Authority continues to provide timely and high quality maintenance services to its residents.
 - B. For the second time, the Housing Authority provided hands-on maintenance training on site, enabling all maintenance staff to benefit.
 - C. The Housing Authority continues to make repairs and enhancements necessary to improve the PHAS Physical Report overall scores of its communities and is pleased to report that scores were significantly higher at all projects in 2007.
 - D. Four members of the Housing Authority staff have attended training and are certified as HQS inspectors.
 - E. The Housing Authority is evaluating its use of Capital Funds to address deficiencies noted as a result of the PHAS physical inspections. Until now, these plans have been slowed because of HUD required Section 504 changes; but as ADA requirements are nearing completion, we have begun planning to address other concerns.
- VIII. GOAL – OPERATE THE HUNTINDON COUNTY HOUSING AUTHORITY IN FULL COMPLIANCE WITH ALL EEO REGULATIONS
- a. All EEO postings are current and clearly visible.
 - b. The Housing Authority continues to use most available Capital Funds to upgrade living units, making them UFAS compliant.
 - c. The Housing Authority has addressed all requests for reasonable accommodations and, when feasible, has granted the accommodation.

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	72%	5	5	4	1	2	4
Income >30% but <=50% of AMI	50%	4	4	3	1	2	4
Income >50% but <80% of AMI	27%	3	4	2	1	1	4
Elderly	57%	4	4	3	3	3	4
Families with Disabilities	45%	4	5	2	4	2	4
Race/Ethnicity	N/A						
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2004-2008 Penna. Dept. of Community & Economic Development
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)
Huntingdon County Comprehensive Plans 2000
Penna. County Data Book 2004

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

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

Housing Needs of Families on the Waiting List
--

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	96		99
Extremely low income <=30% AMI	70	73%	
Very low income (>30% but <=50% AMI)	20	21%	
Low income (>50% but <80% AMI)	6	6%	
Families with children	23	24%	
Elderly families	18	19%	
Families with Disabilities	16	17%	
Race/ethnicity	White 90	94%	
Race/ethnicity	Black 5	5%	
Race/ethnicity	Hispanic 1	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	74	77%	
2 BR	13	14%	
3 BR	9	9%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	173		151
Extremely low income <=30% AMI	144	83%	
Very low income (>30% but <=50% AMI)	25	15%	
Low income (>50% but <80% AMI)	4	2%	
Families with children	142	82%	
Elderly families	14	8%	
Families with Disabilities	39	23%	
Race/ethnicity	White 146	84%	
Race/ethnicity	Black 26	15%	
Race/ethnicity	Hispanic 1	0%	
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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.

C. Strategy for Addressing Needs (Insert)

The Housing Authority continues to work with various county agencies and committees on housing issues and is developing working relationships with Fulton County agencies as well. We hope collaboration with these agencies and committees will result in greater strength to address housing needs in our county including additional home ownership opportunities as well as housing for the mentally disabled and those in need of emergency shelter.

On December 19, 2007, our first Housing Choice Voucher homeowner closed on her mortgage. We continue the search for more prospects to participate in the home ownership program.

The Authority will continue to implement the transition plan for ADA compliance and most Capital Fund dollars will be used for this purpose, however these requirements should be completed within the next two years, allowing us to address other needs. We will continue to direct efforts to the challenge of marketing public housing family communities by making the most of our resources and encouraging resident pride and participation.

Since applications for the Section 8 Waiting List in Huntingdon County continues to be constant, the Housing Authority plans to apply for additional Housing Vouchers in this jurisdiction when they become available. Conversely, since the Fulton County waiting list is brief, we will concentrate on efforts to reach the potential program participants in that area.

(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
- X 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
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X 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
- 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)
Section 8 Homeownership

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

- X 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
- X Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- X 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
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X 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:

- X Funding constraints
- X Staffing constraints
- Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X 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 2007 grants)		
a) Public Housing Operating Fund	\$ 836,492.00	
b) Public Housing Capital Fund	\$519,591.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$679,366.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2006 Capital Funds	\$452,008.00	Capital & Management Improvement
2007 Capital Funds	\$519,591.00	Capital & Management Improvement
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources		

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- X Other: (describe) Initial eligibility is completed at time of application; update and final determination conducted 60 days prior to unit offer.

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
- X Other (list below)

Persons may also apply through the mail. In addition, applications are available at several human service agencies.

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? 5

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? Up to three or first available.
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
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - X Other (list below)
- Persons may also apply by mail and applications are available at several human service agencies.

(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)
- X One
 - 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:
X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
- X Emergencies
 - Overhoused
 - Underhoused

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

c. Preferences

1. X 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:

- X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X 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.

2 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
 - 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 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
- X Other source (list)
 - Public Housing Orientation Video

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

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

(6) Deconcentration and Income Mixing

a. Yes X 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 X 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 X 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)

X 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)

X 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)

X Other (list below)
Past participation in the program.

b. X Yes 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)

X Criminal or drug-related activity

X Other (describe below)

Names, addresses, phone numbers of known previous landlords.

(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)

- X 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)

- X PHA main administrative office
- X Other (list below)
 - PHA Developmental Management Office
 - Through the Mail
 - At various public service agencies.

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Voucher holder must complete and submit a form detailing search and stating reasons for needing an extension, including to make a reasonable accommodation.

(4) Admissions Preferences

a. Income targeting

Yes X 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. X 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

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

Other preferences (select all that apply)

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

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

2 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
- 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
- Other preference(s) (list below)

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

- X 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
- X 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)

- X 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?

- X 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)

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

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		
Section 8 Vouchers		
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)		

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

[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 (state name) pa027a01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) pa027b01

-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 X 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 X 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:	<input type="checkbox"/> 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
3. Application status (select one)	<input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
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 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 X 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. X 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

[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 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

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-

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- 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

[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. X Yes 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

[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?

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

- Attached at Attachment (File name)
- X Provided below:

AGENCY PLAN 2008 – RESIDENT INPUT

Resident meetings were held at four public housing sites. Chestnut Terrace and Hartman Village met together at the WRC community center. Taylor Apartments, Greene Street Village, and Crawford Apartments residents met in their respective community rooms. Advisory Board members from last year's meetings were contacted and volunteers were sought to add to the Board. All meeting were designed to be informative and to elicit thought and discussion. Attendance was good at most sessions and the participation of residents was lively.

The Housing Authority has on file meeting agendas, attendance records, and minutes for each meeting.

COMMENTS FROM ADVISORY BOARD MEMBERS

I. Police Protection and Safety

- Reluctant to report suspicious behavior
- Fear of reprisal from other residents
- Skateboarders are dangerous (GS)
- Police should patrol communities more (CA, CT, TA)
- Outside folks cause a lot of the problems (CT, CA)
- Drug activity has increased (CA)
- How do we handle harassment (CT, HV)
- Concerned about children being bullied

II Property Improvements

CHESTNUT TERRACE/HARTMAN VILLAGE

- Repave & create new parking areas
- Install dryer vents
- Create larger front porch area
- Install new aluminum siding
- Replace flooring, molding and steps

GREENE STREET VILLAGE

- Install sidewalks from units to street
- Replace existing sidewalks and add curb cuts
- Replace roofs and gutters
- Upgrade site lighting
- Replace flooring
- Replace entry doors, locksets and storm doors
- Replace underground utilities
- General landscaping
- Replace stoves and refrigerators
- Install individual water shut-offs for each unit
- Replace copper lines

TAYLOR APARTMENTS

- Replace main entry door and security system'
- Install security cameras in elevators
- Develop system to allow air-conditioners per REAC
- Create additional parking

CRAWFORD APARTMENTS

- Replace front entry door and security system
- Repair roof

- Install security cameras
- Replace hardware and locks on apartment doors
- Replace sidewalks and curb cuts

All of the above suggestions have been considered and many incorporated in the Physical Needs Assessment updated 2008-2012.

. 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)
Huntingdon County
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.
 - 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)
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
Review of the Annual Plan by Richard Stahl, Director of Huntingdon County Planning Commission indicates the goals and policies identified within the 2007 Annual Plan are consistent with the Huntingdon County Comprehensive Plan.

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.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA028PO27501-05 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 09/30/2007 <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	\$ 32,831.00	\$ 104,694.40	\$ 104,694.40	-0-
3	1408 Management Improvements	\$ 45,000.00	\$ 58,000.00	\$ 58,000.00	\$ 50,033.01
4	1410 Administration	\$ 35,000.00	\$ 50,280.60	\$ 50,280.60	\$ 41,112.24
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 42,000.00	\$48,500.00	\$48,500.00	\$24,400.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 11,000.00	-0-	-0-	-0-
10	1460 Dwelling Structures	\$240,000.00	\$184,365.00	\$184,365.00	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$120,000.00	\$ 79,991.00	\$ 79,991.00	-0-
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				

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA028PO27501-05 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 09/30/2007 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)	\$525,831.00	\$525,831.00	\$525,831.00	\$115,545.25
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$ 371,000.00	\$ 264,356.00	\$ 264,356.00	-0-
24	Amount of line 21 Related to Security – Soft Costs	\$ 26,815.11	\$ 30,500.00	\$ 30,500.00	\$ 28,134.48
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: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-05 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-27-2 Greene Street Village	Replace Roofs	1460	26	-0-				Item moved to complete ADA work.
PA-27-5 Hartman Village	Renovate units to meet UFAS requirements.	1460	2	\$240,000.00	-0-	-0-	-0-	Moved to 2007 CFP
PA-27-1 Chestnut Terrace	Phase 1—Renovate units to meet UFAS requirements	1460	3	-0-	\$ 184,365.00	\$184,365.00	-0-	Moved from 2006 CFP
			SUBTOTAL	\$240,000.00	\$ 184,365.00	\$ 184,365.00		
PA-27-3 Crawford Apartments	Address handicapped accessibility issues in common areas including community space, laundry, administrative areas, entrances, etc.	1470	88	\$120,000.00	\$ 79,991.00	\$ 79,991.00	-0-	
			SUBTOTAL	\$120,000.00	\$ 79,991.00	\$ 79,991.00	-0-	
PA-27-2 Greene Street Village	Replace roof Community Room	1470	1	\$ -0-				Item moved to complete ADA work.

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-05 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-27-5 Hartman Village	Hartman Village Site—Address accessibility issues with site.	1450	35	\$ 11,000.00	-0-	-0-	-0-	Moved to 2007 CFP
			SUBTOTAL	\$11,000.00	-0-	-0-	-0-	
PHA-Wide	Administration—Prorated salaries & benefits for staff to administer program & perform duties as Clerk-of-the-Works	1410		\$ 35,000.00	\$ 50,280.60	\$ 50,280.60	\$41,112.24	
			SUBTOTAL	\$35,000.00	\$ 50,280.60	\$ 50,280.60	\$41,112.24	
PHA-Wide	Operations	1406		\$32,831.00	\$ 104,694.40	\$ 104,694.40	-0-	
			SUBTOTAL	\$32,831.00	\$ 104,694.40	\$ 104,694.40	-0-	
PHA-Wide	A/E—preparation of technical drawings and specifications	1430		\$ 42,000.00	\$40,000.00	\$40,000.00	\$ 24,400.00	
PHA-Wide	A/E Preparation of technical drawings for Greene Street units/common area/Chestnut Terrace common areas/admin building	1430		-0-	\$ 8,500.00	\$ 8,500.00	-0-	
			SUBTOTAL	\$ 42,000.00	\$48,500.00	\$48,500.00	\$24,400.00	

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Cooperative agreement with local police to continue efforts to control vandalism, drug problems, etc.	1408		\$ 27,500.00	\$30,500.00	\$ 30,500.00	\$28,762.34	
PHA-Wide	Upgrade computer systems to maintain efficiency.	1408		\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 6,692.95	
PHA-Wide	Management & Staff training required because of staff turnover & to address PHA, SEMAP, Audit and HUD concerns	1408		\$ 7,500.00	\$ 17,500.00	\$ 17,500.00	\$ 14,577.72	
			SUBTOTAL	\$ 45,000.00	\$ 58,000.00	\$ 58,000.00	\$ 50,033.01	
			GRAND TOTAL	\$525,831.00	\$525,831.00	\$525,831.00	\$115,545.25	

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY	Grant Type and Number PA28P027501-05 Capital Fund Program No: Replacement Housing Factor No:	Federal FY of Grant: 2005
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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	
Crawford Apartments PA-27-3	03/31/07	07/31/07		6/30/08			
Chestnut Terrace	07/31/07			6/30/08			
Management Improvements							
Staff Training	12/31/06	03/31/06		12/31/07	6/30/08		
Computer Upgrade	12/31/06	06/30/07		12/31/07	12/31/07		
Police Agreement	12/31/06	12/31/05	12/31/05	12/31/07	6/30/08		

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA028PO27501-06 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:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 09/30/2007 <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	\$ 40,581.00	\$ 62,008.00			
3	1408 Management Improvements	\$ 45,000.00	\$27,500.00	\$ 7,500.00	\$ 2,180.80	
4	1410 Administration	\$ 35,000.00	\$35,000.00	\$ 35,000.00	\$ 9,546.94	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$ 40,250.00	\$40,250.00	\$ 40,250.00	\$ 28,174.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	.00	\$ 40,000.00			
10	1460 Dwelling Structures	\$373,927.00	\$330,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					
20	1502 Contingency					

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA028PO27501-06 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:1)
X Performance and Evaluation Report for Period Ending 09/30/2007 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)	\$534,758.00	\$ 534,758.00	\$ 82,750.00	\$ 39,901.74
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$373,927.00	\$370,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$ 27,500.00	\$27,500.00		
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: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-06 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-27-1 Chestnut Terrace	Renovate units to meet UFAS requirements, PHASE II	1460	2	\$373,927.00	\$330,000.00			
			SUBTOTAL	\$373,927.00	\$330,000.00			
PA-27-1	Site work for handicapped accessibility	1450	5	.00	\$ 40,000.00			
			SUBTOTAL	.00	\$ 40,000.00			
PHA-Wide	Administration—Prorated salaries & benefits for staff to administer program & perform duties as Clerk-of-the-Works	1410		\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 9,546.94	
			SUBTOTAL	\$35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 9,546.94	
PHA-Wide	Operations	1406		\$40,581.00	\$ 62,008.00	-0-		
			SUBTOTAL	\$40,581.00	\$ 62,008.00	-0-		
PHA-Wide	A/E—preparation of technical drawings and specifications	1430		\$ 40,250.00	\$40,250.00	\$40,250.00	\$ 28,174.00	
			SUBTOTAL	\$ 40,250.00	\$40,250.00	\$40,250.00	\$ 28,174.00	

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-06 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	Cooperative agreement with local police to continue efforts to control vandalism, drug problems, etc.	1408		\$ 27,500.00	\$ 10,000.00			
PHA-Wide	Upgrade computer systems to maintain efficiency.	1408		\$ 10,000.00	\$ 10,000.00			
PHA-Wide	Management & Staff training required because of staff turnover & to address PHA, SEMAP, Audit and HUD concerns	1408		\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 2,180.80	
			SUBTOTAL	\$ 45,000.00	\$ 27,500.00	\$ 7,500.00	\$ 2,180.80	
			GRAND TOTAL	\$534,758.00	\$534,758.00	\$ 82,750.00	\$ 39,901.74	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY			Grant Type and Number PA28P027501-06 Capital Fund Program No: 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	
Chestnut Terrace PA-27-1	03/31/08	06/30/2008		03/31/09			
Management Improvements							
Staff Training	12/31/07		09/30/07	12/31/08			
Computer Upgrade	12/31/07			12/31/08			
Police Agreement	12/31/07			12/31/08			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA028PO27501-07 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007	
<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 09/30/2007 <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	\$ 71,591.00	\$ 53,500.00		
3	1408 Management Improvements	\$ 45,000.00	\$ 32,500.00		
4	1410 Administration	\$ 37,500.00	\$ 35,591.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 48,000.00	\$ 31,500.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	-0-	\$ 28,000.00		
10	1460 Dwelling Structures	\$ 305,500.00	\$275,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 12,000.00	\$ 63,500.00		
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				

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA028PO27501-07 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 09/30/2007 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)	\$519,591.00	\$ 519,591.00		
	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	-0-	\$ 343,000.00		
24	Amount of line 21 Related to Security – Soft Costs	\$ 27,500.00	\$ 15,000.00		
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: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-27-1 & 5	Site modification for ADA	1450	7	-0-	\$ 28,000.00			
			SUBTOTAL	-0-	\$ 28,000.00			
PA-27-2	Install New Roofs	1460	13	\$64,000.00	-0-			Moved to complete ADA work
PA-27-4	Install New Roofs	1460	1	\$76,000.00	-0-			Moved to complete ADA work
PA-27-5	Install New roofs and extensions over entrances	1460	17	\$89,500.00	-0-			Moved to complete ADA work
PA-27-3	Install new roof	1460	1	\$76,000.00	-0-			Moved to complete ADA work
Pa-27-5	Renovate units to meet UFAS requirements	1460	2	-0-	\$275,000.00			
			SUBTOTAL	\$ 305,500.00	\$275,000.00			
PA-27-5	Install new roof on garage/shop	1470	1	\$ 6,000.00	-0-			Moved to complete ADA work

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-27-2	Install new roof on community center	1470	1	\$ 6,000.00	-0-			Moved to complete ADA work
PA-27-2	Renovate community space for ADA	1470	1	-0-	\$ 15,000.00			
PA-27-2	Create vestibules at entrances (energy conservation)	1470	1	-0-	\$ 23,500.00			
PA-27-1	William Rutter Center, Renovate administrative and common areas for ADA	1470	1	-0-	\$ 25,000.00			
			SUBTOTAL	\$ 12,000.00	\$ 63,500.00			
PHA-Wide	Administration—Prorated salaries & benefits for staff to administer program & work duties as Clerk-of-the-Works	1410		\$ 37,500.00	\$ 35,591.00			
			SUBTOTAL	\$ 37,500.00	\$ 35,591.00			
PHA-Wide	Operations	1406		\$ 71,591.00	\$ 53,500.00			
			SUBTOTAL	\$ 71,591.00	\$ 53,500.00			
PHA-Wide	A/E preparation of technical drawings and specifications	1430		\$ 48,000.00	\$ 31,500.00			
			SUBTOTAL	\$ 48,000.00	\$ 31,500.00			
PHA-Wide	Cooperative Agreement with local police to continue efforts to control vandalism, drug problems, etc.	1408		\$ 27,500.00	\$ 15,000.00			

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-07 Replacement Housing Factor Grant No:				Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-Wide	Upgrade computer systems to maintain efficiency	1408		\$ 10,000.00	\$ 10,000.00			
PHA-Wide	Management & Staff training required because of staff turnover & to address PHA, SEMAP, Audit and HUD concerns	1408		\$ 7,500.00	\$ 7,500.00			
			SUBTOTAL	\$ 45,000.00	\$ 32,500.00			
			GRAND TOTAL	\$519,591.00	\$ 519,591.00			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA028PO27501-08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 44,491.00			
3	1408 Management Improvements	\$45,000.00			
4	1410 Administration	\$ 37,500.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 48,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 274,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 70,100.00			
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				

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA028PO27501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 519,591.00			
	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	\$ 27,500.00			
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: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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-27-2	Install New Roofs	1460	13	\$ 82,500.00				
PA-27-4	Install New Roof	1460	1	\$ 49,500.00				
PA-27-5	Install New Roofs	1460	17	\$ 83,500.00				
PA-27-3	Install New Roof	1460	1	\$ 59,000.00				
			SUBTOTAL	\$ 274,500.00				
PA-27-5	Install new roof on garage/shop	1470	1	\$ 3,100.00				
PA-27-2	Install new roof on community room	1470	1	\$ 2,500.00				
PA-27-1	Install fire protection system	1470	1	\$ 11,000.00				
PA-27-3	Upgrade security system and fire protection	1470	1	\$ 28,500.00				
PA-27-4	Install security system and upgrade entry security system	1470	1	\$ 25,000.00				
			SUBTOTAL	\$ 70,100.00				
PHA-Wide	Administration—Prorated salaries & benefits for staff to administer program and work duties as Clerk-of -the-works.	1410		\$ 37,500.00				
			SUBTOTAL	\$ 37,500.00				

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

PHA Name: HUNTINGDON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28PO27501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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		\$ 44,491.00				
			SUBTOTAL	\$ 44,491.00				
PHA-Wide	A/E preparation of technical drawings and specifications	1430		\$ 48,000.00				
			SUBTOTAL	\$ 48,000.00				
PHA-Wide	Cooperative Agreement with local police to continue efforts to control vandalism, drug problems, etc.	1408		\$ 27,500.00				
PHA-Wide	Upgrade computer systems to maintain efficiency	1408		\$ 10,000.00				
PHA-Wide	Management & Staff training required because of staff turnover & to address PHA, SEMAP, Audit and HUD concerns.	1408		\$ 7,500.00				
			SUBTOTAL	\$ 45,000.00				
			GRANDTOTAL	\$519,591.00				

Capital Fund Program Five-Year Action Plan
 Part I: Summary

PHA Name Huntingdon County Housing Authority		X Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012
PA-27-1		\$ 346,400.00	\$ 339,500.00	\$ 339,500.00	\$ 350,800.00
PA-27-2					
PA-27-3					
PA-27-4					
PA-27-5					
CFP Funds Listed for 5-year planning		\$ 346,400.00	\$ 339,500.00	\$ 339,500.00	\$ 350,800.00
Replacement Housing Factor Funds					

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

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA-27-1	Replace windows Phase II	\$ 339,500.00	PA-27-4	Entrance doors, lockset	\$ 30,000.00
			PA-27-2	Entrance doors, locksets, storm doors	\$ 41,200.00
			PA-27-3	Locksets and storm doors	\$ 47,000.00
			PA-27-3	Replace exterior doors in common areas	\$ 12,450.00
			PA-27-3	Replace commodes	\$ 12,000.00
			PA-27-5	Install permanent clotheslines	\$ 16,800.00
			PA-27-2	Replace interior water lines	\$ 16,000.00
			PA-27-4	Replace interior waterlines	\$ 46,850.00
			PA-27-3	Upgrade boiler and zone units individually	\$ 129,500.00
			TOTAL CFP ESTIMATED COSTS		\$ 350,800.00
TOTAL CFP ESTIMATED COSTS		\$ 339,500.00			

FIVE YEAR ACTION PLAN

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name Huntingdon County Housing Authority					X Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
PA-27-1		\$ 346,400.00	\$ 339,500.00	\$ 339,500.00	-0-	
PA-27-2					\$ 57,200.00	
PA-27-3					\$ 200,950.00	
PA-27-4					\$ 76,850.00	
PA-27-5					\$ 16,800.00	
CFP Funds Listed for 5-year planning		\$ 346,400.00	\$ 339,500.00	\$ 339,500.00	\$ 351,800.00	
Replacement Housing Factor Funds						

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Chestnut Terrace PA-27-1	Replace roofs, soffits and downspouts	\$ 294,500.00	PA-27-1	Replace windows, Phase I	\$ 339,500.00
	PA-2-1	Replace interior water lines	\$ 51,900.00			
	TOTAL CFP ESTIMATED COSTS		\$ 346,400.00	TOTAL CFP ESTIMATED COSTS		\$ 339,500.00

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

Activities for Year : 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2012 PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA-27-1	Replace windows Phase II	\$ 339,500.00	PA-27-4	Entrance doors, lockset	\$ 30,000.00
			PA-27-2	Entrance doors, locksets, storm doors	\$ 41,200.00
			PA-27-3	Locksets and storm doors	\$ 47,000.00
			PA-27-3	Replace exterior doors in common areas	\$ 12,450.00
			PA-27-3	Replace commodes	\$ 12,000.00
			PA-27-5	Install permanent clotheslines	\$ 16,800.00
			PA-27-2	Replace interior water lines	\$ 16,000.00
			PA-27-4	Replace interior waterlines	\$ 46,850.00
			PA-27-3	Upgrade boiler and zone units individually	\$ 129,500.00
			TOTAL CFP ESTIMATED COSTS		\$ 351,800.00
TOTAL CFP ESTIMATED COSTS		\$ 339,500.00			

Physical Needs Assessment
Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 11/30/2008)

HA Name Housing Authority of the County of Huntingdon		<input checked="" type="checkbox"/> Original		<input type="checkbox"/> Revision Number _____	
Development Number PA027P004		Development Name TAYLOR APARTMENTS		DOFA Date or Construction Date <u>1977</u>	
Development Type		Occupancy Type		Structure type	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>	Detached/Semidetached	<input type="checkbox"/>
Turnkey III - Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input type="checkbox"/>
Turnkey III - Occupied	<input type="checkbox"/>	Mixed	<input checked="" type="checkbox"/>	Walk-Up	<input type="checkbox"/>
Mutual Help	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section 23, Bond Financed	<input type="checkbox"/>				
				Number of Buildings 1	
				Number of Vacant Units 0	
				Current Bedroom Distribution	
				0	0
				1	65
				2	0
				3	0
				4	0
				5	0
				5+	0
				Total Current Units 65	

General Description of Needed Physical Improvements	Urgency of Need (1-5)
Replace roof	1
Replace apartment locksets	2
Replace main entry door and security system	2
Replace exterior entry metal doors & frames	2
Install new flooring and base in units and halls	2
Install security cameras in elevators	2
Replace individual apartment doors	2
Replace existing windows	3
Develop system to allow A/C installation per REAC requirements	3
Replace sidewalks/steps/general landscaping	3
Replace hallway lighting	3
Replace generator	3
Replace appliances	3
Upgrade fire alarm system	3
Paint all interior metal doors, frames, halls, etc	3
Replace copper water lines	4
Replace hot water heaters	4
Create additional parking	5
Remove compactor and replace trash chute doors	5

Total Preliminary Estimated hard Cost for Needed Physical Improvements		\$944,822.00
Per Unit Hard Cost		\$14,535.00
Physical Improvements will Result in Structural/System Soundness at a Reasonable Cost	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Date Assessment Prepared	11/30/2007	

Source(s) of Information

Previous long range planning Physical site assessment Comments from municipal and social service representatives	Resident surveys and meetings Professional consultation
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**Management Needs
Assessment**

Comprehensive Grant Program (CGP)

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157

(exp. 03/31/2010)

HA Name Housing Authority of the County of Huntingdon	<input checked="checked" type="checkbox"/> Original <input type="checkbox"/> Revision Number _____
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General Description of Management Needs	Urgency of Need (1-5)	Preliminary Estimated HA-Wide Cost
Staff training as required to address areas of concern as identified through reviews	1	\$45,000.00
Continuance of contract with Mount Union Borough to provide supplemental security service to the four developments in Mount Union	1	\$125,000.00
Program supplies, recreational equipment, etc., to provide on-site recreation programs for children and youth.	1	\$15,500.00
Upgrade computer system as needed to maintain efficiency	2	\$50,000.00
Revise Policies and Lease Agreement as needed to remain current with HUD regulations and PA law	2	\$10,000.00
Staff training to provide and improve technical skills	1	\$30,000.00
Energy Audit	3	\$10,000.00

Total Preliminary Estimated HA-Wide Cost	\$285,500.00
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Date Assessment Prepared	11/30/07
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Source(s) of Information	Review of Records HUD Management Review, Reports, PHAS, & Audits Employee Interviews Resident surveys (RASS)
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RESIDENT ADVISORY BOARD
ANNUAL PLAN 2008

TAYLOR APARTMENTS:

BARBARA FORSHEY	34
TOMMESIENE LONER	38
JULIA RICHARDSON	43
ARLENE RINKER	74
ORIN PARK	67
CONNIE OSBORNE	63
BELVA VINCENT	64
JAKE TAYLOR	2
HAZEL GILBERT	70
BETTY ANN SHOPE	22
BARBARA GILL	4
JANICE PORTER	73
KATHRYN SMITH	33

**CHESTNUT TERRACE AND
HARTMAN VILLAGE:**

CHERRY HUGHES	A-4
GEORGEANNA THOMPSON	K-4
CINDY GUMBERT	H-1
PAUL TRAXLER	N-5
YVONNE DIX	N-3
PAM LEONARD	G-5

GREENE STREET VILLAGE:

RAMONA PRICE	127
RUTH SUNDERLAND	131
ELMIRA WRAY	103
LENA STONER	115
EVELYN RHONE	153
MYRTLE ROMINE	151
RANDY GEORGE	111
RUTH HANES	119
MAREIA STEWART	129

CRAWFORD APARTMENTS:

DAVID ALEXANDER	407
BARBARA MORGAN	612
JUDY BUNN	600
DEB HOLLIBAUGH	213
WANDA HAUPT	607
WANDA WILSON	507
WENDY SMITHMYER	501
SUSAN STEVENS	601
DOT MITCHELL	414
CARRIE JUSTICE	412
MARGARET STOAK	408
DAVID HIPPI	208
SANDY BUMGARDNER	400
HAROLD DETWILER	518

HOUSING AUTHORITY OF THE COUNTY OF HUNTINGDON

SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT/MODIFICATION

- A. Substantial Deviation from the Five Year Plan:
- Any change to the Mission Statement;
 - 50% deletion from or addition to the goals and objective as a whole; and
 - 50% or more decrease in the quantifiable measurement of any individual goal or objective.
- B. Significant Amendment or Modification to the Annual Plan:
- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital fund Program Annual Statement;
 - Any additions of non-emergency work items not included in the current Annual Statement or Five-Year Plan;
 - Any change in a policy or procedure that requires a regulatory 30-day posting;
 - Any submission to HUD that requires a separate notification to residents, such as Hope VI, Public Housing Conversions, Demolition/Disposition, Designated Housing or Homeownership programs; and
 - Any change inconsistent with the local, approved Consolidated Plan, at the discretion of the Executive Director.

RESIDENT BOARD REPRESENTATIVE

The Huntingdon County Commissioners reappointed Mrs. Ramona Price as the resident board representative on the Housing Authority Board of Directors effective March 19, 2007. Her term will expire on March 1, 2011.

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
Chestnut Terrace 27-1 Mount Union, PA 17066	04/01/2005	19—NO 2—YES	33—NO 3—YES	-2.2%
Greene Street Village 27-2 Mount Union, PA 17066	04/01/2005	10—NO 2—YES	28—NO 10—YES	+15.7%
Crawford Apartments 27-3 Huntingdon, PA 16652	04/01/2005	21—NO 5—YES	40—NO 8—YES	-3.8
Taylor Apartments 27-4 Mount Union, PA 17066	04/01/2005	8—NO 1—YES	20—NO 1—YES	-7.5
Hartman Village 27-5 Mount Union, PA 17066	04/01/2005	9—NO 2—YES	12—NO 2—YES	-13.7

DECONCENTRATION AND INCOME MIXING

Sub-Title A, Section 513 of the QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program that provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies.

The Huntingdon County Housing Authority (PHA) hereby affirms its commitment to deconcentration through implementation of the following policy:

It is the Housing Authority’s policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

As set forth in this policy, an analysis of current resident gross family income has been conducted for current residents. Each development is listed below at average median income and percentage of median income.

Development	% of Median	Actual Median Income
PA-27-1	93	\$ 7,736.00
PA-27-2	121	\$ 10,068.00
PA-27-3	128	\$ 10,587.00*
PA-27-4	95	\$ 7,919.00
PA-27-5	104	\$ 8,618.00

*PA-27-3, Crawford Apartments is the development in Huntingdon, which is closer to services and more jobs are available.

To assist in efforts to move low-income residents into higher income developments and higher income residents into lower income developments, the HA may offer certain incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. The HA will not take any adverse action against any higher income family declining an offer by the HA to move into a lower income development or visa versa. Various incentives may be used at different times and under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

VAWA DESCRIPTION

The Huntingdon County Housing Authority has taken the following steps to meet the guidelines of the Violence against Women Reauthorization Act of 2005:

- The Housing Authority offers a preference to individuals or families who are victims of domestic violence.
- The Housing Authority includes the following statement on any notice of termination to assure Section 8 program participants and public housing tenants are aware of their rights under VAWA:

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. If you believe this action to terminate your Lease is unjust based on the protections afforded under VAWA, please contact our office by our appeal date to obtain a copy of form HUD-50066 Certification of Domestic Violence, Dating Violence or Stalking.

- Melanie MacDonald, Deputy Director, attends the domestic violence coalition bi-monthly meetings. This group is coordinated by Huntingdon House, a local domestic violence advocacy organization, and is comprised of representatives from various agencies including legal services, District Justices, law enforcement agencies, the local drug task force, State Police, etc.
- In addition, when requested by Huntingdon House, Housing Authority staff meets with clients at the local domestic violence shelters providing information on both public housing and the Section 8 programs.
- In 2007, Housing Authority staff in conjunction with the Mount Union Police Department provided a program on bullying at the Chestnut Terrace family development.

Occupancy staff is aware of the requirements imposed by VAWA and the Housing Authority has established procedures to implement these requirements. Every effort will be made to assure full and complete compliance with VAWA.