

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

PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012
Annual Plan for Fiscal Year 2008

FINAL

Comment Period: August 1, 2007 through September 14, 2007

Public Hearing: September 17, 2007

Board Approved: September 19, 2007

Version #1 Submitted to HUD: October 9, 2007

Version #2 Submitted to HUD: November 20, 2007

Amend Sections 3.A.2.c (site-based waiting lists), 3.A.6 (deconcentration),
7.B (HOPE VI), 18.A (RAB recommendations), and replace Attachment pa039i01 (demographic
changes analysis) with Attachment pa039i02 (deconcentration policy analysis)

Approved by HUD:

**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 the County of Armstrong

PHA Number: PA039

PHA Fiscal Year Beginning: (mm/yyyy) 01/2008

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: **545**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **232**

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 - **Warren Manor & Friendship Apartments**
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2008 - 2012
[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.
- The PHA's mission is: (state mission here)

The mission of the Housing Authority of the County of Armstrong is to provide decent, safe and affordable housing to low-income citizens, without discrimination, and to do so with compassion and empathy. We are committed to operating in a professional, ethical and fiscally responsible manner.

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)

Collaborate with private sector for additional tax credit housing

- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: ***RASS Survey***

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units: **CFP funds, including securitized revenue bonds**
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

Maintain high-performer status for Public Housing and Voucher management. FY2005 PHAS score – 95 (FY2006 score not yet released.) FY2006 SEMAP score – 100.

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards – **dependent on FMRs, utility costs & financial appropriations**
 - 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)

Maintain Public Housing sub-jurisdictional waiting lists, and Voucher Homeownership Program that was established January 1, 2006.

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: **CFP & RASS survey**
 - 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)

Continue administration of the Voucher Family Self-Sufficiency Program and Voucher Homeownership Program

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)

Goal One: *Manage the Housing Authority of the County of Armstrong's Public Housing Program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS.*

Objectives: *The Housing Authority of the County of Armstrong shall promote a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency in the public housing industry.*

The Housing Authority of the County of Armstrong shall strive to increase the marketability features of its communities, and thereby potentially increase the waiting list.

Goal Two: *Manage the Housing Authority of the County of Armstrong's Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP.*

Objectives: *The Housing Authority of the County of Armstrong shall focus on maintaining at least a 98% lease-up rate.*

The Housing Authority of the County of Armstrong shall maintain open and frequent communication with its participants and landlords.

Goal Three: *Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices.*

Objectives: *The Housing Authority of the County of Armstrong shall strenuously attempt to maintain a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, in order to maintain a FASS score of at least 27 points.*

The Housing Authority of the County of Armstrong shall attempt to increase its non-HUD income by acting as a management agent to additional Tax Credit Housing projects, should funding be received through Pennsylvania Housing Finance Agency.

Goal Four: *Strategically continue the transition to Project-Based Accounting and Management in an attempt to secure the future viability of the Housing Authority of the County of Armstrong.*

Objectives: *Establish and promote an effective decision-making environment that encompasses Housing Authority staff and Board of Directors.*

Continue to assess and monitor organizational structure and individual viability of existing housing developments; and, provide training and support to assist staff in the transition to operating under the Asset Management model.

The Annual and 5-Year Agency Plans are based on the premise that if the goals and objectives are accomplished, the Housing Authority of the County of Armstrong's mission will be achieved.

The plans, statements, budget summary, policies, etc. set forth in the Annual and 5-Year Agency Plans all lead toward the accomplishment of the goals and objectives. Taken as a whole, they outline a comprehensive approach toward those goals and objectives, and are consistent with the Consolidated Plan.

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 - *High Performing PHA*

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the County of Armstrong has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The following mission statement has been adopted to guide the activities of the Housing Authority of the County of Armstrong:

"The mission of the Housing Authority of the County of Armstrong is to provide decent, safe and affordable housing to low-income citizens, without discrimination, and to do so with compassion and empathy. We are committed to operating in a professional, ethical and fiscally responsible manner."

The following goals and objectives have been adopted for the next five years:

Goal One: ***Manage the Housing Authority of the County of Armstrong's Public Housing Program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS.***

Objectives: ***The Housing Authority of the County of Armstrong shall promote a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency in the public housing industry.***

The Housing Authority of the County of Armstrong shall strive to increase the marketability features of its communities, and thereby potentially increase the waiting list.

Goal Two: ***Manage the Housing Authority of the County of Armstrong's Housing Choice Voucher Program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP.***

Objectives: *The Housing Authority of the County of Armstrong shall focus on maintaining at least a 98% lease-up rate.*

The Housing Authority of the County of Armstrong shall maintain open and frequent communication with its participants and landlords.

Goal Three: *Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices.*

Objectives: *The Housing Authority of the County of Armstrong shall strenuously attempt to maintain a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, in order to maintain a FASS score of at least 27 points.*

The Housing Authority of the County of Armstrong shall attempt to increase its non-HUD income by acting as a management agent to additional Tax Credit Housing projects, should funding be received through Pennsylvania Housing Finance Agency.

Goal Four: *Strategically continue the transition to Project-Based Accounting and Management in an attempt to secure the future viability of the Housing Authority of the County of Armstrong.*

Objectives: *Establish and promote an effective decision-making environment That encompasses Housing Authority staff and Board of Directors.*

Continue to assess and monitor organizational structure and individual viability of existing housing developments; and, provide training and support to assist staff in the transition to operating under the Asset Management model.

The Annual and 5-Year Agency Plans are based on the premise that if the goals and objectives are accomplished, the Housing Authority of the County of Armstrong's mission will be achieved.

The plans, statements, budget summary, policies, etc. set forth in the Annual and 5-Year Agency Plans all lead toward the accomplishment of the goals and objectives. Taken as a whole, they outline a comprehensive approach toward those goals and objectives, and are consistent with the Consolidated Plan.

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.

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (**pa039a02**)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- List of Resident Board Member (**pa039b02**)
- List of Resident Advisory Board Members (**pa039c02**)
- FFY 2007 Capital Fund Program Annual Statement (**pa039d02**)
- Initial Assessment – Conversion of Public Housing to Tenant-Based Vouchers (**pa039e02**)
- Progress and Meeting Five-Year Plan Goals (**pa039f02**)
- 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
- FFY 2008 Capital Fund Program 5-Year Action Plan (**pa039g02**)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Housing and Welfare Collaboration MOA (**pa039h02**)
 - Deconcentration of Poverty and Income Mixing in Public Housing (**pa039i02**)
 - FFY 2008 Capital Fund Program Annual Statement (**pa039j02**)
 - FFY 2005 Capital Fund Program Performance & Evaluation Statement (**pa039k02**)
 - FFY 2006 Capital Fund Program Performance & Evaluation Statement (**pa039l02**)
 - Capital Fund Financing Pool (CFFP) Term Sheet (PHFA Form) (2007) (**pa039m02**)
 - Capital Fund Financing Pool (CFFP) Annual Statement (2007) (**pa039n02**)
 - Flat Rent Schedule (**pa039o02**)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
NA	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check 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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
	The most recent fiscal year audit of the PHA conducted	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	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	
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional): Pet Policy (included in ACOP) Comments of Resident Advisory Board Implementation of Public Housing Residents Community Service Requirements (included in ACOP)	(specify as needed) Annual Plan: Policies Annual Plan: Collaboration Annual Plan: Policies

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Over all	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of MFI	1,355	5	NA	NA	NA	NA	NA
Income >30% but <=50% of MFI	1,396	4	NA	NA	NA	NA	NA
Income >50% but <80% of MFI	1,647	2	NA	NA	NA	NA	NA
Elderly	1,768	3	NA	NA	NA	NA	NA
Families with Disabilities	1,506	3	NA	NA	NA	NA	NA
White/Non-Hisp	6,474	3	NA	NA	NA	NA	NA
Black/Non-Hisp	62	3	NA	NA	NA	NA	NA
Hispanic	40	3	NA	NA	NA	NA	NA
Nat Amer/Non-Hisp	0	NA	NA	NA	NA	NA	NA
Asian/Non-Hisp	15	3	NA	NA	NA	NA	NA
Pac Isl/Non-Hisp	0	NA	NA	NA	NA	NA	NA

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: **FY2004-2008**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: **2000 data for Armstrong County**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

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	239		111 units
Extremely low income <=30% AMI	167	70	
Very low income (>30% but <=50% AMI)	53	22	
Low income (>50% but <80% AMI)	19	8	
Families with children	55	23	
Elderly families	61	26	
Families with Disabilities	93	39	
Near-Elderly/Singles	30	13	
White/Non-Hispanic	222	93	
African American/Non-Hispanic	12	5	
Amer Indian/Alaska Nat/Non-Hispanic	5	2	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	135	56	
1 BR	35	15	
2 BR	48	20	
3 BR	20	8	
4 BR	1	<1	

Housing Needs of Families on the Waiting List	
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)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	233		
Extremely low income <=30% AMI	143	61	
Very low income (>30% but <=50% AMI)	86	37	
Low income (>50% but <80% AMI)	4	2	
Families with children	103	44	
Elderly families	25	11	
Families with Disabilities	91	39	
Near-Elderly/Singles	14	6	
White/Non-Hispanic	223	96	
African American/Non-Hispanic	9	4	
Amer Indian/Alaska Nat/Non-Hispanic	1	<1	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			
1 BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? **11**

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.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

Collaborate with private sector for additional tax credit housing

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

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

Select all that apply

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

Meet, at least, the federal targeting requirements for families at or below 30% of AMI in both the Public Housing and Voucher Programs

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 - **Vouchers**
- 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)

Employ the Singles Preference in both Public Housing and Voucher Programs

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Employ the Singles Preference in both Public Housing and Voucher Programs

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)

Provide marketing information to local NAACP branches, Three Rivers Center for Independent Living, advertising in publications available to persons in the tri-county area, and listing housing opportunities on websites such as PHFA's apartment locator.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$1,060,624	
b) Public Housing Capital Fund	\$ 666,460	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,091,892	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 Voucher FSS	\$ 25,551	Program Coordinator
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2006 CFP (as of 6/30/2007)	\$412,885	See attached P & E
FY2007 CFP (as of 8/24/2007)	\$666,460	See attached P & E
3. Public Housing Dwelling Rental Income	\$1,275,300	Public Housing Operations
4. Other income (list below)		
Investment Income	\$ 10,000	Public Housing Operations
Misc. tenant charges, Laundry, & Other Misc. Income	\$ 80,000	Public Housing Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$5,289,172	Housing Program Operation and Administration

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) – **Top 5-10 (by sub-jurisdictional waiting list)**
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) – **Credit Check**

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

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

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

Applications are distributed via first class mail upon request

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

Refusals without good cause moves name to the bottom of waiting list. The 3rd refusal results in removal from the waiting list.

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

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

- 1. All one-person families are maintained on the 0-bedroom waiting List, regardless of the applicant's desire to lease a 0-bedroom or a 1-bedroom unit. An applicant who desires to lease a 1-bedroom only, and rejects an offer to lease a 0-bedroom unit, will not be***

penalized by having their name moved to the bottom of the waiting list or removed.

2. Refusals due to the Authority's deconcentration efforts are not Subject to the refusal policy.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

Transfers to mobility/sensory accessible units as a reasonable Accommodation

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Singles Preference

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.

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

Singles Preference

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

Phone, in-person, and e-mail inquires to staff; resident/management meetings; Housing Authority newsletter; Resident Advisory Board members

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

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

(6) Deconcentration and Income Mixing

See Attachment pa039i02

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

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

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

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

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

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

Current/Prior addresses and 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)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

Applications are distributed via first class mail upon request

(3) Search Time

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

If yes, state circumstances below:

- 1. Hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial 60-day period.***
- 2. The Housing Authority is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the Housing Authority, throughout the initial 60-day period. A complete search record is required. The search record is found in the back of The Family Handbook.***

3. ***The family was prevented from finding a unit due to disability accessibility requirements or large size (3 or more) bedroom unit requirement. The search record must also be completed as documentation.***

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Singles Preference

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.

5 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 3** Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 2** 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)
- 1** Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 4** Other preference(s) (list below:

Singles Preference

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Violence Against Women Act

The Housing Authority of the County of Armstrong has amended its Admissions and Continued Occupancy Policy and Public Housing Dwelling Lease; and, Administrative Plan and HAP Contract to incorporate the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Public Law 109-162) as it pertains to those housing programs.

The Housing Authority of the County of Armstrong is not implementing any admissions preferences for victims of domestic violence, dating violence, or stalking, as defined, and does not directly provide any victim services. The Housing Authority will, by referral to other local service providers, assist victims of such violence obtain or maintain housing; or, prevent the abuse or enhance the safety of victims of such violence.

Information regarding the rights of victims of such violence is provided to all applicants as they apply for housing assistance, and has been also provided to all current residents.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$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:

An exception from payment of the minimum rent will be granted if the family is unable to pay the minimum rent due to a financial hardship, which includes the following situations:

- 1. The family has lost eligibility for, or is awaiting an eligibility determination for a Federal, State, or local assistance program;***
- 2. The family would be evicted as a result of applying the minimum rent;***
- 3. The family's income has decreased because of changed circumstances,***

including loss of employment;

4. A death in the family has occurred; or,

5. Other circumstances determined by the Housing Authority or HUD

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:

***Residents may opt to select the Flat Rent at each annual recertification.
(See Attachment pa039o01)***

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)

The Housing Authority employs the Mandatory Earned Income Disallowance

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)

All changes in family composition and changes in type and/or source of income must be reported at the time of occurrence

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.)

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

Operating costs, HUD FMR/PS, vacancy data, market characteristics, and Independent real estate analysis

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)

Availability of funding

(2) Minimum Rent

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

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

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

5. 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.

The Housing Authority of the County of Armstrong desires to leverage annual Appropriation of Capital Funds by participating in a state wide issuance of Capital Fund Securitized Revenue Bonds in order to increase the pool of public funds available to rehabilitate, modernize, acquire, or create additional housing opportunities. Additional details will be provided in the Annual Statements

(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 FFY 2008 Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **pa039j02**

-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) **pa039g02**

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. Yes 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:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

SEE ATTACHMENT pa039e02

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

A Capacity Statement is only required for the first year of an approved Homeownership Program, or if the Homeownership Policy is amended. Since there were no policy amendments and the program was approved for implementation effective January 1, 2006, no attachment is required with the FY2008 Annual Agency Plan. The Homeownership Policy and Capacity Statement are incorporated into the Administrative Plan, which is provided as a supportive document to the Agency Plan

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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)

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

Attachment not required due to high-performer status; however, the implementation of the Public Housing Resident Community Service Requirement is part of the Admissions and Continued Occupancy Policy, which is provided as a supporting document to the Agency Plan

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 use 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)]

Attachment not required due to high-performer status; however, a Pet Policy has been implemented affording pet ownership rights to all Public Housing residents and is part of the Admissions and Continued Occupancy Policy, which is provided as a supporting document to the Agency Plan

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. 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. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes 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. 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)
- Provided below:

Resident comments were not specific to the Agency Plan, policy or procedure. Comments consisted of, for example: can they have gardens, have chairs cleaned, unauthorized person in parking space, when are they getting closet doors, etc. RAB meeting minutes are available for review and are included as a supporting document to the Agency Plan.

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes 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 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)

Commonwealth of Pennsylvania

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

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

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

The Consolidated Plan provides for various State and Federal funds that May be available to the Housing Authority. To date, the Housing Authority Has not participated in any programs funded through the Consolidated Plan Process. Upon request, the State would provide technical assistance to the Housing Authority

D. Other Information Required by HUD

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

SUBSTANTIAL DEVIATION and/or SIGNIFICANT AMENDMENT OR MODIFICATION TO THE AGENCY PLAN

Definition:

The Housing Authority of the County of Armstrong will consider the following items to be a Substantial Deviation or Significant Amendment or Modification to the Agency Plan:

- 1. changes to rent or admissions policies;**
- 2. changes in the organization of the waiting lists;**
- 3. addition of any non-emergency modernization work items that were not included in the current Annual Statement or Five-Year Plan, which exceed 10% of the total Capital Fund Program grant for any particular year; and,**
- 4. any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities**

Any and all Substantial Deviations or Significant Amendments or Modifications to the Agency Plan require formal Housing Authority Board approval, Resident Advisory Board involvement, and formal revision and resubmission of the subject Agency Plan.

ARMSTRONG COUNTY HOUSING AUTHORITY
PUBLIC HOUSING DECONCENTRATION POLICY
NOVEMBER, 1999

STATUTORY BASIS

Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) imposes income targeting requirements in public housing. Forty percent of all new admissions must be families with incomes at the time of their admission that does not exceed 30% of the area median income.

In complying with this income targeting requirement, a PHA may not concentrate very low income families in public housing dwelling units in certain public housing communities or certain buildings within communities. Each PHA is required to adopt an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

In implementing this requirement, a PHA may offer incentives for eligible families having higher incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having lower incomes. The PHA may also offer incentives for eligible families having lower incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having higher incomes.

These incentives may be made available by a PHA only in a manner that allows for the eligible family to have the sole discretion in determining whether to accept the incentive. A PHA may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a development. However, the skipping of a family on a waiting list to reach another family to implement a deconcentration policy shall not be considered an adverse action. The PHA must implement this policy in a manner that does not prevent or interfere with the use of site based waiting lists.

FACT FINDING

In order for the Armstrong County Housing Authority to implement Section 513 of QHWRA, an analysis of household income will be undertaken and updated at least annually. The analysis will include an evaluation of the average family income in each family public housing community.

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DECONCENTRATION POLICY

The Armstrong County Housing Authority's Deconcentration Policy shall be incorporated into the Agency's Admissions and Continued Occupancy Policy (ACOP).

It is the Armstrong County 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 Armstrong County 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 family public housing community 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.

DECONCENTRATION INCENTIVES

The Armstrong County Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF UNIT

When the Armstrong County Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal.

The Armstrong County Housing Authority will attempt to contact the family first by telephone. If the family cannot be reached by telephone, the family will be notified via first class mail. The family will be given ten (10) business days from the date the letter was mailed to contact the Armstrong County Housing Authority.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the applicant file. If the family rejects the offer of the unit, the Armstrong County Housing Authority will send the family a letter documenting the offer and the rejection.

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REJECTION OF UNIT

If in making the offer to the family the Armstrong County Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Armstrong County Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time will be changed to the date and time the unit was rejected. The family will be offered the right to an informal review of the decision to alter their application status

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school).

DESIGNATED FAMILY COMMUNITIES TARGETED FOR DECONCENTRATION

FY2008

Higher Income Community

It is not necessary to designate a higher income community. Actual average income at South McKean Way is above the Established Income Range, but is below 30% of the Area Median Income. It would not be practical to place lower income families in this development in which the average family income is in fact at the extremely low-income level.

Lower Income Community

South Apartments
Third & Fifth Avenues, 300 Block
Ford City, PA 16226

ATTACHMENT TO THE FY2008 ANNUAL AGENCY PLAN

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

The governing board of the Housing Authority of the County of Armstrong includes Ms. June Renfro, a Section 8 Voucher participant.

The Armstrong County Board of Commissioners appointed Ms. Renfro for a 5 year term, commencing on February 1, 2005 and expiring on January 31, 2010.

ATTACHMENT TO THE FY2008 ANNUAL AGENCY PLAN

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The Housing Authority of the County of Armstrong actively collaborates with a Resident Advisory Board in the preparation of its Agency Plans.

The members of the Resident Advisory Board are former Resident Council officers, or residents/participants who have volunteered to participate. The members, who include residents of the Public Housing and Section 8 Voucher Programs, are as follows:

Program	Development Name	Member Name
Public Housing	Armstrong Court / Allegheny Manor	No Representative
	Parkview Apts. / South Apts.	No Representative
	Luxemburg Manor	No Representative
	Lee Haven Towers	Barb Antoniono
	Warren Manor	Beryl Harley
	Garden Towers	John Kellner
	South McKean Way	No Representative
	Friendship Apts.	Shirley Tomko
	Freeport Towers	Karen Lentz
Section 8 Voucher	Valley View Apartments I	Roxanna Dunn

The Housing Authority is actively soliciting residents, of the developments that are not currently represented, for interest to serve on the Resident Advisory Board.

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

PHA Name: Housing Authority of the County of Armstrong	Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-07 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 Program Year Ending
 Final Performance and Evaluation Report

8/28/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	133292.00	0.00	0.00	0.00
3	1408 Management Improvements	4100.00	0.00	0.00	0.00
4	1410 Administration	66568.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	15000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	210000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	11000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	15000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	25000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1500.00	0.00	0.00	0.00
18	1499 Development Activities				
19	9000 Collateralization or Debt Service	160000.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	666460.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	181500.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the County of Armstrong		Capital Fund Program Grant No: PA28-P039-501-07 Replacement Housing Factor Grant I 0				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								
Mgmt	Administrative Staff Training	1408		2,100.00	0.00	0.00	0.00	
Improvmts	Maintenance Staff Training	1408		2,000.00	0.00	0.00	0.00	
	Financial Consultant	1408		0.00	0.00	0.00	0.00	
			TOTAL	4,100.00	0.00	0.00	0.00	
Admin	PHA Wages & Benefits	1410		64,168.00	0.00	0.00	0.00	
	Phone			0.00	0.00	0.00	0.00	
	Advertising			1,000.00	0.00	0.00	0.00	
	Solicitor			1,400.00	0.00	0.00	0.00	
			TOTAL	66,568.00	0.00	0.00	0.00	
Collaterization/ Debt Service	Capital Fund Borrowing	9000		160,000.00	0.00	0.00	0.00	
			TOTAL	160,000.00	0.00	0.00	0.00	
Fees and Costs	A&E Services @ 7% of the 1460 mod work, based on actual scope of design work	1430		25,000.00	0.00	0.00	0.00	
			TOTAL	25,000.00	0.00	0.00	0.00	
H A Wide								
	Landscape,paving,concrete repairs	1450		10,000.00	0.00	0.00	0.00	
"	Nonroutine Vacancy Prep	1460		0.00	0.00	0.00	0.00	
	504 Accessibility	1460		5,000.00				
"	Appliances	1465		11,000.00	0.00	0.00	0.00	
	NonDwelling Structures	1470		15,000.00				
"	NonDwelling Equipment	1475		25,000.00	0.00	0.00	0.00	
"	Relocation expenses	1495		1,500.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-07				2007		
		Replacement Housing Factor Grant I 0						
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 39-1A	Replace closet/interior doors	1460		0.00	0.00	0.00	0.00	move to future yr
Armstrong	upgrade apt. & hall flooring	1460		0.00	0.00	0.00	0.00	move to future yr
Court	Renovate Bathrooms	1460		0.00	0.00	0.00	0.00	to CFFP
		1460						
	Total			0.00	0.00	0.00	0.00	
PA 39-1B	Construct Laundry Room	1450		0.00	0.00	0.00	0.00	move to future yr
Allegheny	Renovate Bathrooms	1460		0.00	0.00	0.00	0.00	move to future yr
Manor								
	Total			0.00	0.00	0.00	0.00	
PA 39-2A	Renovate Bathrooms	1460	36	0.00	0.00	0.00	0.00	move to future yr
Parkview	Powered Entry doors	1460		0.00	0.00	0.00	0.00	to CFFP
Apartmnts								
	Total			0.00	0.00	0.00	0.00	
PA 39-2B	UFAS Renovations	1460		0.00	0.00	0.00	0.00	move to future yr
South	Renovate Bathrooms	1460		0.00	0.00	0.00	0.00	move to future yr
Apartmnts								
	Total			0.00	0.00	0.00	0.00	

**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-07				2007		
		Replacement Housing Factor Grant I 0						
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 39-3	Mark sewer lines/install clenouts	1460		20,000.00	0.00	0.00	0.00	
Luxemburg Manor	Upgrade interior lighting	1460		0.00	0.00	0.00	0.00	move to 2006
	Upgrade outside lighting	1450		5,000.00	0.00	0.00	0.00	
	correct water lines/int. plumb	1460		0.00	0.00	0.00	0.00	move to future yr
	Renovate Bathrooms	1460		0.00	0.00	0.00	0.00	move to future yr
	UFAS Renovations	1460		175,000.00	0.00	0.00	0.00	from 08(07&08\$)
	Total			200,000.00	0.00	0.00	0.00	
PA 39-4	Replace toilets	1460	60	0.00	0.00	0.00	0.00	to 2006
Lee Haven Towers								
	Total			0.00	0.00	0.00	0.00	
PA 39-5	Upgrade lighting/breakers	1460		0.00	0.00	0.00	0.00	to CFFP
Warren Manor	upgrade floortile	1460		0.00	0.00	0.00	0.00	move to future yr
	TOTAL			0.00	0.00	0.00	0.00	
PA 39-6A	Upgrade unit flooring	1460		0.00	0.00	0.00	0.00	to future year
Garden	Upgrade hall flooring	1460		0.00	0.00	0.00	0.00	to future year
Towers	Replace interior doors	1460		0.00	0.00	0.00	0.00	to future year
	Total			0.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-07			2007			
		Replacement Housing Factor Grant I 0						
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 39-6B	Renovate bldg. exteriors	1460		0.00	0.00	0.00	0.00	to CFFP
S McKean								
Way								
	Total			0.00	0.00	0.00	0.00	
PA 39-7				0.00	0.00	0.00	0.00	
Friendship								
Apartment								
	Total			0.00	0.00	0.00	0.00	
PA 39-8	Replace apartment doors	1460		0.00	0.00	0.00	0.00	to future year
Freeport	Upgrade heating system	1460		10,000.00	0.00	0.00	0.00	
Towers	Renovate bldg. exterior/A/C panels	1460		0.00	0.00	0.00	0.00	to CFFP
	Total			10,000.00	0.00	0.00	0.00	
	TOTAL 1460			210,000.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-07 Replacement Housing Factor Grant No:					Federal FY of Grant: 2007
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	9/12/2009			9/12/2011			
PA 39-1B Allegheny Manor	9/12/2009			9/12/2011			
PA 39-2A Parkview Apartments	9/12/2009			9/12/2011			
PA 39-2B South Apartments	9/12/2009			9/12/2011			
PA 39-3 Luxemburg Manor	9/12/2009			9/12/2011			
PA 39-4 Lee Haven Towers	9/12/2009			9/12/2011			
PA 39-5 Warren Manor	9/12/2009			9/12/2011			
PA 39-6A Garden Towers	9/12/2009			9/12/2011			
PA 39-6B South McKean Way	9/12/2009			9/12/2011			
PA 39-7 Firendship Apartments	9/12/2009			9/12/2011			
PA 39-8 Freeport Towers	9/12/2009			9/12/2011			

Voluntary Conversion of Public Housing Developments to Tenant-Based Assistance

The Housing Authority conducted its required Initial Assessment in July 2001, certified that the implications of converting to tenant-based assistance was considered, and concluded that the conversion is inappropriate based on the following factors:

- 1) Financial feasibility of a conversion was not conclusive at that time; and,
- 2) Conversion would not benefit the residents or the community, and would eliminate the availability of the Mandatory Earned Income Disregard and the option to choose a Flat Rent, which would deter self-sufficiency efforts. Additionally, due to the mandate to house 75% of new admissions with incomes within the Extremely Low Income range, a concentration of the "poorest of the poor" in small residential areas would occur; and,
- 3) The availability of affordable housing in the community would be adversely affected if the residents chose to utilize portability.

Component 10 (B)

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Four (4)
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Seven (7)
- c. How many Assessments were conducted for the PHA's covered developments? Four (4)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
N/A	N/A

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Not Applicable

The Housing Authority continues to monitor the vacancy rate at each of the developments that may be considered for conversion, and as shown in the chart below, the vacancy rates remain consistently low:

Project Name	Total # Units	# Vacant Units / Vacancy Rate		
		6/30/2007	6/30/2006	6/30/2005
Allegheny Manor	34	0 / 0%	1 / 2.94%	1 / 2.94%
South Apartments	18	2 / 11.11%	0 / 0%	0 / 0%
Luxemburg Manor	30	1 / 3.33%	1 / 3.33%	2 / 6.67%
South McKean Way	16	0 / 0%	1 / 6.25%	0 / 0%

ATTACHMENT TO THE FY2008 ANNUAL AGENCY PLAN
SUMMARY OF PROGRESS MADE TOWARD ACHIEVING
GOALS OUTLINED IN THE AGENCY PLAN

In our FY2007 Agency Plan, the Housing Authority of the County of Armstrong listed ten (10) major goals. Six (6) of these goals were HUD Strategic Goals and four (4) were PHA goals. During this year, we have made progress toward accomplishing all of these ten (10) goals.

HUD STRATEGIC GOALS:

1. Expand the supply of existing housing – In collaboration with a private developer, an application has been submitted to Pennsylvania Housing Finance Agency for the construction of an additional twenty (20) low-income tax credit housing units (Valley View V). The Authority continues to maintain a Public Housing vacancy rate of less than 2%.
2. Improve the quality of assisted housing – On-going modernization of public housing units has met all HUD obligation and expenditure requirements. The Authority continues to maintain a High-Performer status for both PHAS and SEMAP. Although the FY2006 RASS survey has yet to be conducted, our FY2005 RASS survey indicated increased resident satisfaction in three of the five survey sections, averaging an overall satisfaction rate of 91%.
3. Increase assisted housing choices – The Housing Authority maintains sub-jurisdictional Public Housing waiting lists, and continues to provide Voucher mobility counseling during all briefings and as part of our on-going program. The Authority continues outreach efforts to potential landlords. A Voucher Homeownership Program was implemented on January 1, 2006, resulting in five (5) closings to date. The Authority has been able to increase both the Payment Standard and the Utility Allowances.
4. Provide an improved living environment – The Deconcentration Policy was adopted by the Board of Directors and has been implemented. The Authority continues to modernize its Public Housing developments and units.
5. Promote self-sufficiency and asset development of families and individuals – The Authority has adopted policies to afford a working preference to applicants of the Housing Choice Voucher program, and also manages a Family Self-Sufficiency and Homeownership program. Mandatory Earned Income Disregards were implemented in the Public Housing and Housing Choice Voucher programs, as required, which encourages residents to work without penalty of an increased rent. In FY2006 there was an average of 68 Public Housing and 66 Housing Choice Voucher households with employed members.
6. Ensure equal opportunity and affirmatively further fair housing – The Housing Authority continues to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Modifications/Alterations are made, as needed, to satisfy verified reasonable accommodation requests. Renovations, utilizing the Capital Fund Program, are being made to existing Public Housing units to assure full compliance with UFAS.

PHA GOALS:

1. Manage the Housing Authority of the County of Armstrong's Public Housing program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS – The Housing Authority has received High-Performer status for FY2005, with a score of 95% (FY2006 scores not yet released).
2. Manage the Housing Authority of the County of Armstrong's tenant-based Voucher program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP – The Housing Authority has received a "High" rating status for FY2006, with a score of 100%.
3. Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices – The Housing Authority has converted to the Generally Accepted Accounting Practices (GAAP) format, as required. The FY2006 independent audit contained no findings. The Authority maintained a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, to maintain a FASS score of 28 points for the fiscal year ending December 31, 2005 (FY2006 scores not yet released).
4. Strategically plan for the transition to Project-Based Accounting and Project-Based Management to secure the future viability of the Housing Authority of the County of Armstrong - The Housing Authority has regrouped its eight (8) Public Housing developments into three (3) new Asset Management Projects and reorganized staff assignments as necessary. Record keeping and accounting procedures have been shifted to a project- and AMP-based level. Staff attends training regarding Asset Management concepts and functions, as it is available.

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Hsg Auth of the County of Armstrong			<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No. 7/5/2007		
Development Number/Name/HA- Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 12/31/2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 12/31/2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 12/31/2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 12/31/2012
	Annual Statement				
PA39-1A Armstrong Court		50,000	50,000	50,000	0
PA 39-1B Allegheny Manor		417,000	0	50,000	200,000
PA 39-2A Parkview Apts		0	300,000	0	0
PA 39-2B South Apartments		400,000	0	60,000	0
PA 39-3 Luxemburg Manor		165,000	0	70,000	0
PA 39-4 Lee Haven Towers		0	0	145,000	0
PA 39-5 Warren Manor		75,000	0	200,000	450,000
PA 39-6A Garden Towers		70,000	0	200,000	0
PA39-6B South McKean Way		10,000	0	0	0
PA 39-7 Friendship Apts		0	0	0	0
PA 39-8 Freeport Towers		185,000	0	50,000	150,000
PHA Wide Activities		510,000	2,175,000	210,000	435,000
CFP Funds Listed for 5-year planning		1,882,000	2,525,000	1,035,000	1,235,000
Replacement Housing Factor Funds					

pa039g02

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

Activities for Year 1 2008	Activities for Year: <u>2</u> FFY Grant: <u>2009</u> PHA FY: <u>12/31/2009</u>			Activities for Year: <u>3</u> FFY Grant: <u>2010</u> PHA FY: <u>12/31/2010</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 39-1A	Kitchen Appliances	20,000	39-1A	Repl/upgrade Heating-Boiler	50,000
Annual	Armstrong Court	Boiler room door & lights	10,000	Armstrong Court		
Statement		Upgrade apt./hall flooring	10,000			
		Repl. closet/int doors	10,000	39-2A	UFAS Modifications	100,000
				Parkview Apts	Renovate Bathrooms	100,000
	PA 39-1B	Upgrade Kitchens & Bathrooms	100,000		Renovate Kitchens & appliances	100,000
	Allegheny Manor	Renovate Bldg exteriors	50,000			
		UFAS Modifications	267,000			
	PA 39-2B	Kitchen Appliances	40,000	PHA Wide	Upgrade Stairwell lights	20,000
	South Apartments	New walkways/landscape	30,000	AS NEEFED:	Upgrade Hallway lights	20,000
		Renovate Bldg ext/repl doors	30,000		Repl Hall ceiling/floor tile	60,000
		UFAS OR Demo/Rehab	300,000		Upgrade community rooms	50,000
	PA 39-3	Kitchen Appliances	40,000		Upgrade apartment flooring	10,000
	Luxemburg Manor	Correct water lines/int. plumb.	125,000		Repl interior doors & CLOSET doors	10,000
		Renovate Bathrooms			Repl. indiv unit entrance doors	10,000
	PA 39-5	Modify Public Restrooms	15,000		Upgrade apt lighting/fans	10,000
	Warren Manor	Investigate Trash Rooms/504	10,000		Renovate Kitchens & appliances	400,000
		upgrade floor tile	10,000		Renovate Bathrooms	400,000
		Replace Air Makeup unit	40,000			
	PA 39-6A	upgrade med cabinet/lights	20,000		Upgrade Emergency Call Systems	500,000
	Garden Towers	repl closet doors	30,000		upgrade fire containment system	20,000
		Repl. unit flooring & int. doors	20,000		Investigate & reconfigure ac	20,000
					Upgrade Lightning restrictors	15,000
	PA 39-6B				Upgrade electric service	25,000
	South McKean Way	Closet Doors	10,000		Upgrade hot water; repl riser valves	25,000
					Upgrade air handlers & heating systems	50,000
					Upgrade water&sewer lines	30,000
	PA 39-8	Closet Doors	50,000		Convert electric service /indiv meters	50,000
	Freeport Towers	Upgrade Kitchens	75,000		Replace Roofing	70,000
		Upgrade Apt Lighting	20,000		Replace Windows	20,000
		Repl. unit entry doors	10,000		Install new locks	20,000
		1st floor ceiling tile (units)	30,000		EXTERIOR & SITE IMPROVMENTS:	
	PHA Wide	Hot Water Tank Replacement	50,000		Landscaping	10,000
		Repair/replace Boilers	100,000		Sidewalks/Concrete & Paving	10,000
		Repair/replace Roof Drains	50,000		Renovate/Replace Sheds	10,000
		Upgrade outside lighting	50,000		Replace/repair/maintain Awnings	10,000
	504 Accessibility				Renovate building exteriors	30,000
	PHA Wide	Modify Community rooms	50,000		Mark sewer lines/install c/nouts	10,000
		Upgrade signs/braille	50,000		Unit conversion/Marketability	100,000
		Debt Service (BLI9000)	160,000		Debt Service (BLI9000)	160,000
		Total CFP Estimated Cost	1,882,000		Total CFP Estimated Cost	2,525,000

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

Activities for Year: <u>4</u> FFY Grant: <u>2011</u> PHA FY: <u>12/31/2011</u>			Activities for Year: <u>5</u> FFY Grant: <u>2012</u> PHA FY: <u>12/31/2012</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
39-1A	Repl Windows	40,000	39-1A		
Armstrong Court	Upgrade Kitchens	10,000	Armstrong Court		
			39-1B		
39-1B	Construct Laundry room	40,000	Allegheny Manor	Replace Roofing	200,000
Allegheny Manor	Locate & Repair sewer lines	10,000			
			39-2A		
39-2A			Parkview Apts		
Parkview Apts					
			39-2B		
39-2B	Locate & Repair sewer lines	10,000	South Apartments		
South Apartments	Upgrade Bathrooms	50,000			
			39-3		
39-3	Construct Laundry room	10,000	Luxemburg Manor		
Luxemburg Manor	convert electric service	50,000			
	Locate & Repair sewer lines	10,000	39-4		
PA 39-4	Convert stoves to elec & replace	75,000	Lee Haven		
Lee Haven	Air Make up unit	70,000			
			39-5	Fire Alarm Upgrade	150,000
39-5			Warren Manor	Upgrade Bathrooms	150,000
Warren Manor	unit conversion/marketability	100,000		Replace hall carpet	150,000
	Upgrade heating system	100,000	39-6A		
39-6A			Garden Towers		
Garden Towers	A&E study/unit conversion	150,000			
	Upgrade/replace nurse call sys	50,000	39-6B		
39-6B			S. McKean Way		
S. McKean Way					
			39-7		
39-7			Friendship Apts		
Friendship Apts					
			39-8	Replace hall carpet	150,000
39-8	Replace roof	50,000	Freeport Towers		
Freeport Towers					
			PHA Wide	Repl water and gas lines	50,000
PHA Wide	504 UFAS Accessibility	50,000		Repair/repl hot water exp tanks	100,000
				Upgrade site manager offices	25,000
				Replace valves & supply lines/sinks & to	25,000
				Ventilation cleaning	25,000
				Boiler/Generator rm door repl	25,000
				" " lights & heater repl	25,000
	Debt Service (BLI9000)	160,000		Debt Service (BLI9000)	160,000
		1,035,000			1,235,000

**MEMORANDUM OF AGREEMENT
COOPERATION AGREEMENT FOR ECONOMIC SELF-SUFFICIENCY
BETWEEN THE PUBLIC HOUSING AND WELFARE AGENCIES**

This Memorandum of Agreement (MOA) is made and entered into between the **Housing Authority of the County of Armstrong (PHA)**, a governmental entity corporation, and the local **Department of Public Assistance (Welfare Agency)**. The parties hereto agree as follows:

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (PHRA, Public Housing Reform Act) envisions that the PHA and the Welfare Agency will target services to families who receive housing assistance, and will work together to help these families to become self-sufficient;

WHEREAS, the PHA and the Welfare Agency recognize the significant overlap in the population receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance;

WHEREAS, the PHA and the Welfare Agency recognize that these families have the potential to succeed and become economically self-sufficient where adequate supportive services are provided;

WHEREAS, the PHA and the Welfare Agency recognize that coordinated administrative practices support participant self-sufficiency and it is in the best interest of all parties concerned to coordinate efforts aimed at jointly assisting these families in becoming economically self-sufficient so that efforts are not duplicated and so that the strengths of both the PHA and the Welfare Agency can be used to benefit all families; and,

WHEREAS, the PHA and the Welfare Agency recognize the need for a streamlined process to collect, verify and provide information as necessary to either party in a timely manner to ensure efficient delivery of service, and to detect and deter participant fraud and program noncompliance;

THEREFORE, be it resolved that the parties agree to the following:

I. PURPOSE OF MEMORANDUM OF AGREEMENT (MOA)

The purpose of this MOA is to carry out, on a local level, Sec. 512(d)(7) of the Public Housing Reform Act of 1998 (PHRA) implemented at 24 CFR 5.613. That section states, in relevant part, the following:

“A public housing agency...shall make its best efforts to enter into such cooperation agreements, with State, local, and other agencies providing...welfare or public assistance..., as may be necessary, to provide...information to facilitate administration (of their program requirements) and other information regarding rents, income, and assistance that may assist a public housing agency or welfare or public assistance agency in carrying out its functions.”

“A public housing agency shall seek to include in a cooperation agreement... requirements and provisions designed to target assistance under welfare and public assistance programs to families residing in public housing projects and families receiving tenant-based assistance under section 8, which may include providing for economic self-sufficiency services within such housing, providing for services designed to meet the unique employment-related needs of residents of such housing and recipients of such assistance, providing for placement of workfare positions on-site in such housing, and such other elements as may be appropriate.”

This MOA carries out this provision by identifying common goals and purposes of both the PHA and the Welfare Agency that support the economic self sufficiency efforts of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance. The PHA and the Welfare Agency agree to the following goals:

1. Targeting services and resources to families to assist them in achieving economic self-sufficiency;
2. Coordinating and streamlining the administrative functions to ensure the efficient delivery of services to families; and,
3. Reducing and discouraging fraud and noncompliance with welfare and housing program requirements.

II. TARGETING SERVICES AND RESOURCES

The PHA and Welfare Agency agree to target services and resources to families receiving federal housing assistance through programs that support the economic self-sufficiency of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance.

Programs that support this economic self-sufficiency include, but is not limited to: pre- and post-employment and training activities, job search activities, job development, case management, mentoring, counseling, childcare, transportation, and provide meeting space for workshops.

III. COORDINATING DELIVERY OF ASSISTANCE AND SERVICES

The PHA and Welfare Agency agree to coordinate and streamline the delivery of services to joint recipients of assistance.

Coordination efforts will include, but not be limited to: a joint program resource and

referral system, and verification of information to determine program eligibility and/or eligibility for continued assistance.

IV. REDUCING FRAUD AND NONCOMPLIANCE WITH PROGRAM REQUIREMENTS

Target Supportive Services - The PHA and Welfare Agency will share information for families jointly served in order to verify participant information used to determine program eligibility and/or compliance and to target supportive services.

Provide Welfare to Work Incentives - The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing is eligible for a “disallowance of earned income” from rent because of an increase in income due to employment during the 12-month period beginning on the date on which the employment began and a phase-in of fifty percent of the total rent increase for the next 12-month period (PHRA, Sec. 508(d)).

The eligible family must:

1. Reside in public housing; and,
2. Have experienced an increase in income as a result of employment of a member of the family who was previously unemployed for one or more years; or,
3. Have experienced an increase in income during participation of a family member in any family self-sufficiency or other job training program; or,
4. Have or has, within six months, been assisted under any State program for TANF under part A of title IV of the Social Security Act and whose earned income increases.

Encourage Welfare Compliance -The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing or receiving section 8 tenant-based assistance that has experienced a decrease in income is eligible for a rent decrease.

The Welfare Agency will provide information to the PHA whether the jointly served family’s welfare benefits/assistance has been reduced or terminated, and if this reduction or termination was due to fraud or noncompliance with an economic self-sufficiency program or work activity requirement as defined in Sec. 512(d)(2)(A) and (3)– not including any reduction of benefits due to an expiration of lifetime time limit benefits.

Determining exemptions from Public Housing Community Service Requirement – The PHA and Welfare Agency will share information for jointly served families so that the PHA may determine if adult members of a family residing in public housing are exempt from Community Service because they are:

1. Engaged in a work activity as defined in Sec. 407(d) of the Social Security Act [42 U.S.C. 607(d)], as in effect on and after July 1, 1997; or,

2. Engaged in a work activity under the State program funded under part A of title IV of the Social Security Act [42 U.S.C. 601, et seq.] or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or,
3. Receiving assistance under a State program funded under part A of title IV of the Social Security Act [42 U.S.C 601, et seq.] or under any other welfare program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA and Welfare Agency will implement a process for timely verification, including written verification forms, and will take into consideration all applicable privacy requirements.

WHEREAS, both parties herein fully understand and agree to the roles and responsibilities outlined in this agreement, to be effective on the date of the last signature attested below.

**HOUSING AUTHORITY OF THE
COUNTY OF ARMSTRONG:**

**DEPARTMENT OF PUBLIC
ASSISTANCE:**

Karen Rega
Executive Director

Joseph Valasek
Director

Date

Date

(This agreement was effective on July 15, 2003.)

ATTACHMENT TO THE FY2008 ANNUAL AGENCY PLAN

**ASSESSMENT OF DECONCENTRATION OF POVERTY
AND INCOME MIXING IN PUBLIC HOUSING**

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public Housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]
South Apartments	18	NA	May offer incentives and may employ wait list skipping to employ deconcentration efforts (see Attachment pa039a02) for complete text of the Deconcentration Policy)
South McKean Way	16	This community is above the Established Income Range, but is below the 30% of Area Median Income. It would not be practical to place lower income families in this development in which the average family income is already at the Extremely Low-Income level	

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

PHA Name: Housing Authority of the County of Armstrong	Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-08 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 Program Year Ending
 Final Performance and Evaluation Report

7/5/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	100000.00	0.00	0.00	0.00
3	1408 Management Improvements	4000.00	0.00	0.00	0.00
4	1410 Administration	58000.00	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	10000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	296000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	10000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	10000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	10000.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1500.00	0.00	0.00	0.00
18	1499 Development Activities				
19	9000 Collateralization or Debt Service	160000.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	669500.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	187500.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

pa039j02

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the County of Armstrong		Capital Fund Program Grant No: PA28-P039-501-08				2008		
		Replacement Housing Factor Grant I 0						
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								
Mgmt	Administrative Staff Training	1408		2,000.00	0.00	0.00	0.00	
Improvmts	Maintenance Staff Training	1408		2,000.00	0.00	0.00	0.00	
	Financial Consultant	1408		0.00	0.00	0.00	0.00	
			TOTAL	4,000.00	0.00	0.00	0.00	
Admin	PHA Wages & Benefits	1410		55,500.00	0.00	0.00	0.00	
	Phone			0.00	0.00	0.00	0.00	
	Advertising			1,000.00	0.00	0.00	0.00	
	Solicitor			1,500.00	0.00	0.00	0.00	
			TOTAL	58,000.00	0.00	0.00	0.00	
Collaterization/ Debt Service	Capital Fund Borrowing	9000		160,000.00	0.00	0.00	0.00	
			TOTAL	160,000.00	0.00	0.00	0.00	
Fees and Costs	A&E Services @ 7% of the 1460 mod work, based on actual scope of design work	1430		10,000.00	0.00	0.00	0.00	
			TOTAL	10,000.00	0.00	0.00	0.00	
H A Wide								
	Landscape,paving,concrete repairs	1450		10,000.00	0.00	0.00	0.00	
"				0.00	0.00	0.00	0.00	
	504 Accessibility	1460		5,000.00	0.00	0.00	0.00	
"	Appliances	1465		10,000.00	0.00	0.00	0.00	
	NonDwelling Structures	1470		10,000.00	0.00	0.00	0.00	
"	NonDwelling Equipment	1475		10,000.00	0.00	0.00	0.00	
"	Relocation expenses	1495		1,500.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-08				2008		
		Replacement Housing Factor Grant I 0						
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 39-1A		1460		0.00	0.00	0.00	0.00	
Armstrong		1460		0.00	0.00	0.00	0.00	
Court		1460		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
		1450						
		1465						
	Total			0.00	0.00	0.00	0.00	
PA 39-1B		1450		0.00	0.00	0.00	0.00	
Allegheny		1460		0.00	0.00	0.00	0.00	
Manor		1450						
		1465						
	Total			0.00	0.00	0.00	0.00	
PA 39-2A	Upgrade flooring	1460		10,000.00	0.00	0.00	0.00	
Parkview	Replace Roof	1460		20,000.00	0.00	0.00	0.00	
Apartment		1450						
		1465						
	Total			30,000.00	0.00	0.00	0.00	
PA 39-2B		1460		0.00	0.00	0.00	0.00	
South		1460		0.00	0.00	0.00	0.00	
Apartment								
	Total			0.00	0.00	0.00	0.00	

**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-08				2008		
		Replacement Housing Factor Grant I 0						
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 39-3	Renovate bldg. exteriors	1460		5,000.00	0.00	0.00	0.00	
Luxemburg Manor	UFAS Renovations	1460		181,000.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
		1450		0.00	0.00	0.00	0.00	
	Total			186,000.00	0.00	0.00	0.00	
PA 39-4	Upgrade flooring	1460	60	5,000.00	0.00	0.00	0.00	
Lee Haven Towers	replace roof	1460		15,000.00	0.00	0.00	0.00	
		1450						
		1465						
	Total			20,000.00	0.00	0.00	0.00	
PA 39-5	Replace hall carpet	1460		5,000.00	0.00	0.00	0.00	
Warren Manor		1460		0.00	0.00	0.00	0.00	
		1450						
		1465						
	TOTAL			5,000.00	0.00	0.00	0.00	
PA 39-6A	replace roof	1460		20,000.00	0.00	0.00	0.00	
Garden Towers		1460		0.00	0.00	0.00	0.00	
		1460		0.00	0.00	0.00	0.00	
		1450						
		1465						
	Total			20,000.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-08 Replacement Housing Factor Grant I 0				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 39-6B		1460		0.00	0.00	0.00	0.00	
S McKean								
Way								
		1450						
		1465						
	Total			0.00	0.00	0.00	0.00	
PA 39-7	Upgrade apt flooring	1460		5,000.00	0.00	0.00	0.00	
Friendship	Upgrade hall flooring	1460		5,000.00	0.00	0.00	0.00	
Apartment	Upgrade tile-first floor	1460		5,000.00	0.00	0.00	0.00	
	closet doors	1460		5,000.00	0.00	0.00	0.00	
		1450						
		1465						
	Total			20,000.00	0.00	0.00	0.00	
PA 39-8	Upgrade apt flooring	1460		5,000.00	0.00	0.00	0.00	0
Freeport	Replace hall carpet	1460		5,000.00	0.00	0.00	0.00	
Towers		1460		0.00	0.00	0.00	0.00	0
	Total			10,000.00	0.00	0.00	0.00	
	TOTAL 1460			296,000.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-08 Replacement Housing Factor Grant No:					Federal FY of Grant: 2008	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA 39-1A Armstrong Court	6/30/2010			6/30/2012				
PA 39-1B Allegheny Manor	6/30/2010			6/30/2012				
PA 39-2A Parkview Apartments	6/30/2010			6/30/2012				
PA 39-2B South Apartments	6/30/2010			6/30/2012				
PA 39-3 Luxemburg Manor	6/30/2010			6/30/2012				
PA 39-4 Lee Haven Towers	6/30/2010			6/30/2012				
PA 39-5 Warren Manor	6/30/2010			6/30/2012				
PA 39-6A Garden Towers	6/30/2010			6/30/2012				
PA 39-6B South McKean Way	6/30/2010			6/30/2012				
PA 39-7 Firendship Apartments	6/30/2010			6/30/2012				
PA 39-8 Freeport Towers	6/30/2010			6/30/2012				

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

PHA Name: Housing Authority of the County of Armstrong	Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-05 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 Program Year Ending 6/30/2007
 Final Performance and Evaluation Report 7/2/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	135000.00	135000.00	135000.00	135000.00
3	1408 Management Improvements	6500.00	4022.54	4022.54	4022.54
4	1410 Administration	70856.00	70856.00	70856.00	70856.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23172.00	22342.13	22342.13	14215.22
8	1440 Site Acquisition				
9	1450 Site Improvement	32400.00	25124.46	25124.46	25124.46
10	1460 Dwelling Structures	405737.00	415421.00	291273.26	246939.41
11	1465.1 Dwelling Equipment - Nonexpendable	10766.10	15874.10	15874.10	15874.10
12	1470 Nondwelling Structures	5000.00	1839.00	1839.00	1839.00
13	1475 Nondwelling Equipment	6549.00	17242.55	17242.55	17242.55
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	1584.90	843.22	843.22	843.22
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	11000.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	708565.00	708565.00	584417.26	531956.50
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	218390.55	206358.83	90358.83	52930.83
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the County of Armstrong		Capital Fund Program Gr: PA28-P039-501-05				2005		
		Replacement Housing Fa 0						
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								
Mgmt	Administrative Staff Training	1408		3000.00	2498.05	2498.05	2498.05	
Improvmts	Maintenance Staff Training	1408		3000.00	1244.24	1244.24	1244.24	
	Financial Consultant	1408		500.00	0.00	0.00	0.00	
	Contractor ID's	1408		0.00	280.25	280.25	280.25	
			TOTAL	6500.00	4022.54	4022.54	4022.54	
Admin	PHA Wages & Benefits	1410		70856.00	70856.00	70856.00	70856.00	
	Phone	1410		0.00	0.00	0.00	0.00	
	Advertising	1410		0.00	0.00	0.00	0.00	
	Solicitor	1410		0.00	0.00	0.00	0.00	
			TOTAL	70,856.00	70,856.00	70,856.00	70,856.00	complete
Audit	Audit fee	1411		0.00	0.00	0.00	0.00	-----
Fees and Costs	A&E Services							
	Weaver	1430		5723.26	5782.97	5782.97	5782.97	complete
	Senate Engineering	1430		9896.74	14916.16	14916.16	6789.25	in progress
	A&E Services	1430		3742.00	0.00	0.00	0.00	----
	PA One Call (PA39-6B)	1430		50.00	50.00	50.00	50.00	complete
	Conway Engineering Structural Conbsultant	1430		1360.00	1360.00	1360.00	1360.00	complete
	Roof Inspections/Evaluations	1430		2400.00	0.00	0.00	0.00	-----
	Plan Review (39-6B UFAS Addition)	1430		0.00	233.00	233.00	233.00	complete
			TOTAL	23,172.00	22,342.13	22,342.13	14,215.22	
H A Wide								
"	Sidewalk & Concrete repairs(39-1A;2B;5;6A;7&8)	1450		18300.00	10870.00	10870.00	10870.00	
	Exteriors: Awings(39-1A)	1450		1700.00	1661.55	1661.55	1661.55	
"	Nonroutine Vacancy Prep	1460		10000.00	0.00	0.00	0.00	---
	MISC. 504 Accessibility issues	1460		8531.72	0.00	0.00	0.00	-----
"	Appliances (39-1A;2A;2B;3:4;5, 6B;7)	1465	36	10766.10	15874.10	15874.10	15874.10	
	NonDwelling Structures/shed(39-2B;)	1470		5000.00	1839.00	1839.00	1839.00	
"	NonDwelling Equipment	1475		6549.00	17242.55	17242.55	17242.55	
"	Relocation expenses(39-6A;4;)	1495		1584.90	843.22	843.22	843.22	complete

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Gr: PA28-P039-501-05				2005		
		Replacement Housing Fa				0		
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 39-1A	Modify 3-units for 504 compliance	1460	3	106000.00	116000.00	0.00	0.00	awarded
Armstrong Court	Emergency Gas Line Repairs	1450		0.00	5375.00	5375.00	5375.00	Emerg.Work-comp.
	Total			106,000.00	121,375.00	5,375.00	5,375.00	
PA 39-1B	Renovate units to obtain a 3-br and a 4-br accessible unit	1460		0.00	0.00	0.00	0.00	move to future yr
Allegheny Manor								
	Total			0.00	0.00	0.00	0.00	
PA 39-2A	Replace generator room doors	1460		5857.50	5857.50	5857.50	5857.50	complete
Parkview	Replace hall floor tile	1460		0.00	0.00	0.00	0.00	w/stairtower work
Apartmentns	UFAS kitchen & bath modifications	1460	2	0.00	0.00	0.00	0.00	to future year
	Upgrade stairtower/firewall/flooring, etc	1460		49921.10	124898.10	124898.10	118672.55	from '04
	Landscape/sign	1450		0.00	572.00	572.00	572.00	complete
	Total			55,778.60	131,327.60	131,327.60	125,102.05	
PA 39-2B	Covert 4-BR units to obtain a 3-BR Accessible unit	1460		0.00	0.00	0.00	0.00	to future year
South								
Apartmentns	Bldg Exterior - replace Entry doors and storm doors	1460	72	43000.00	5147.74	0.00	0.00	from 08/eval bids
	Landscape/sign	1450		0.00	425.00	425.00	425.00	complete
	Total			43,000.00	5,572.74	425.00	425.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Armstrong Co		Capital Fund Program Gr: PA28-P039-501-05			2005			
		Replacement Housing Fa			0			
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 39-3	Ext plumbing/Mark sewer lines/install cleanouts	1460		5000.00	5000.00	2000.00	1319.70	from CFP2007
Luxemburg Manor	Upgrade Electric Service	1450		7000.00	0.00	0.00	0.00	from 10/to CFP06
	Total			12,000.00	5,000.00	2,000.00	1,319.70	
PA 39-4	Upgrade Fire Alarm	1460		0.00	0.00	0.00	0.00	moved to 03B
Lee Haven	Powered Entry Doors	1460		8500.00	0.00	0.00	0.00	to CFFP
Towers	Replace Closet Doors	1460		5254.00	0.00	0.00	0.00	to future year
	Mechanical-replace boiler pumps	1460		2621.31	2621.31	2621.31	2621.31	from CFP09-comp.
	Sidewalk/concrete/landscape	1450		500.00	0.00	0.00	0.00	
	Emergency Water line repair	1460		0.00	14720.00	14720.00	14720.00	Emerg. item-comp.
	Total			16,875.31	17,341.31	17,341.31	17,341.31	
PA 39-5	Replace Roof	1460		11059.50	42923.18	42923.18	42923.18	from CFP08/bal from06
Warren	Mechanical-replace boiler pumps	1460		1389.78	1389.78	1389.78	1389.78	from CFP09-comp.
Manor	Emergency Repl. Hot water expansion tank	1460		0.00	850.20	850.20	850.20	Emerg. item-comp.
	Fire Alarm Upgrade	1460		40054.00	0.00	0.00	0.00	to future yr/over budgt
	Total			52,503.28	45,163.16	45,163.16	45,163.16	
PA 39-6A				0.00	0.00	0.00	0.00	
Garden Towers								
	Total			0.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-05 Replacement Housing Factor Grant No:					Federal FY of Grant: 2005
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	8/17/2007			8/17/2009			
PA 39-1B Allegheny Manor	8/17/2007		n/a	8/17/2009			
PA 39-2A Parkview Apartments	8/17/2007		3/31/2007	8/17/2009			
PA 39-2B South Apartments	8/17/2007			8/17/2009			
PA 39-3 Luxemburg Manor	8/17/2007			8/17/2009			
PA 39-4 Lee Haven Towers	8/17/2007		3/31/2007	8/17/2009			
PA 39-5 Warren Manor	8/17/2007		6/30/2007	8/17/2009			
PA 39-6A Garden Towers	8/17/2007		9/30/2006	8/17/2009			
PA 39-6B South McKean Way	8/17/2007		9/30/2006	8/17/2009			
PA 39-7 Firendship Apartments	8/17/2007		3/31/2006	8/17/2009			
PA 39-8 Freeport Towers	8/17/2007		3/31/2007	8/17/2009			

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

PHA Name: Housing Authority of the County of Armstrong	Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-06 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.)
 Performance and Evaluation Report for Program Year Ending 6/30/2007
 Final Performance and Evaluation Report 7/2/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	138700.00	138700.00	138700.00	138700.00
3	1408 Management Improvements	6500.00	6000.00	3548.18	3548.18
4	1410 Administration	68955.00	68955.00	68488.00	68488.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30000.00	30000.00	15000.00	8100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	20000.00	25000.00	3200.00	3200.00
10	1460 Dwelling Structures	374006.00	378582.18	42582.18	14491.37
11	1465.1 Dwelling Equipment - Nonexpendable	23000.00	18000.00	6669.00	6669.00
12	1470 Nondwelling Structures	10000.00	10000.00	0.00	0.00
13	1475 Nondwelling Equipment	10000.00	7161.18	2588.36	2588.36
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	2500.00	2500.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	10000.00	8762.64	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	693661.00	693661.00	280775.72	245784.91
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	300000.00	300000.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

pa039102

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the County of Armstrong		Capital Fund Program Grant No: PA28-P039-501-06				2006		
		Replacement Housing Factor Grant I 0						
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								
Mgmt	Administrative Staff Training	1408		3,000.00	4000.00	3548.18	3548.18	
Improvmts	Maintenance Staff Training	1408		3,000.00	2000.00	0.00	0.00	
	Financial Consultant	1408		500.00	0.00	0.00	0.00	
			TOTAL	6,500.00	6000.00	3548.18	3548.18	
Admin	PHA Wages & Benefits	1410		67,955.00	67955.00	67955.00	67955.00	complete
	Phone			0.00	0.00	0.00	0.00	-----
	Advertising			0.00	0.00	0.00	0.00	-----
	Solicitor			1,000.00	1000.00	533.00	533.00	
			TOTAL	68,955.00	68,955.00	68,488.00	68,488.00	
Audit	Audit fee	1411		0.00	0.00	0.00	0.00	-----
Fees and Costs	Canzian/Johnston & Assoc	1430		30,000.00	30000.00	15000.00	8100.00	
	Senate Engineering	1430						
			TOTAL	30,000.00	30,000.00	15,000.00	8,100.00	
H A Wide								
	Landscape,paving,concrete repairs,etc	1450		20,000.00	25000.00	3200.00	3200.00	*detailed by site
"	Nonroutine Vacancy Prep	1460		10,000.00	10000.00	0.00	0.00	
	504 Accessibility	1460		10,000.00	10000.00	0.00	0.00	
"	Appliances	1465		23,000.00	18000.00	6669.00	6669.00	*detailed by site
	NonDwelling Structures	1470		10,000.00	10000.00	0.00	0.00	
"	NonDwelling Equipment	1475		10,000.00	7161.18	2588.36	2588.36	
	window/glass replacement	1460		0.00	6000.00	0.00	0.00	funge 2010
"	Relocation expenses	1495		2,500.00	2500.00	0.00	0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-06				2006		
		Replacement Housing Factor Grant I 0						
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 39-1A	Powered Entry Doors	1460	3	0.00	0.00	0.00	0.00	TO CFFP
Armstrong	Boiler pump/repairs	1460		0.00	2917.06	2917.06	2917.06	funged 09-
Court		1450		0.00	0.00	0.00	0.00	
	Appliances	1465		0.00	0.00	1062.00	1062.00	
	TOTAL			0.00	2,917.06	3,979.06	3,979.06	
PA 39-1B		1460		0.00	0.00	0.00	0.00	
Allegheny	PHA wide sidewalk/concrete/landscape	1450		0.00	0.00	3200.00	3200.00	*
Manor	(tree removal)							
	Appliances	1465	2	0.00	0.00	774.00	774.00	
	TOTAL			0.00	0.00	3,974.00	3,974.00	
PA 39-2A		1460		0.00	0.00	0.00	0.00	
Parkview		1450		0.00	0.00	0.00	0.00	
Apartment	Appliances	1465	1	0.00	0.00	387.00	387.00	
	TOTAL			0.00	0.00	387.00	387.00	
PA 39-2B		1460		0.00	0.00	0.00	0.00	
South		1450		0.00	0.00	0.00	0.00	
Apartment	Appliances	1465	3	0.00	0.00	1161.00	1161.00	
	TOTAL			0.00	0.00	1,161.00	1,161.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-06			2006			
		Replacement Housing Factor Grant I			0			
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 39-3	Modify units to 504 complnt 2-br&4-br	1460		0.00	0.00	0.00	0.00	to 2008
Luxemburg								
Manor	Upgrade Electric Service	1450		0.00	5000.00	0.00	0.00	from 05
	Appliances	1465	1	0.00	0.00	387.00	387.00	
	TOTAL			0.00	5,000.00	387.00	387.00	
PA 39-4	Replace toilets	1460	60	20,000.00	20000.00	0.00	0.00	
Lee Haven		1450		0.00	0.00	0.00	0.00	
Towers	Appliances	1465	1	0.00	0.00	354.00	354.00	
	TOTAL			20,000.00	20,000.00	354.00	354.00	
PA 39-5	Upgrade Fire Alarm System	1460		0.00	0.00	0.00	0.00	funged to CFP05
Warren	Replace Roof	1460		22,006.00	38626.82	38626.82	10536.01	05/06 carryover
Manor	Modify units for 504 compliance	1460		140,000.00	140000.00	0.00	0.00	
		1450		0.00	0.00	0.00	0.00	
	Appliances	1465	1	0.00	0.00	354.00	354.00	
	TOTAL			162,006.00	178,626.82	38,980.82	10,890.01	
PA 39-6A		1460		0.00	0.00	0.00	0.00	
Garden		1450		0.00	0.00	0.00	0.00	
Towers	Appliances	1465	3	0.00	0.00	1062.00	1062.00	
	TOTAL			0.00	0.00	1,062.00	1,062.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of Armstrong Co		Capital Fund Program Grant No: PA28-P039-501-06				2006		
		Replacement Housing Factor Grant I 0						
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 39-6B		1460		0.00	0.00	0.00	0.00	
S McKean		1450		0.00	0.00	0.00	0.00	
Way	Appliances	1465	2	0.00	0.00	774.00	774.00	
	TOTAL			0.00	0.00	774.00	774.00	
PA 39-7	Boiler pump/repairs	1460		0.00	1038.30	1038.30	1038.30	funge
Friendship		1450		0.00	0.00	0.00	0.00	09-
Apartment	Appliances	1465		0.00	0.00	0.00	0.00	
	TOTAL			0.00	1,038.30	1,038.30	1,038.30	
PA 39-8	Add an additional 504 unit; correct	1460		150,000.00	150,000.00	0.00	0.00	
Freeport	3 Kitchens & T-turn in bathrooms							
Towers	Replace roof	1460		22,000.00	0.00	0.00	0.00	back to future
		1450		0.00	0.00	0.00	0.00	
	Appliances	1465	1	0.00	0.00	354.00	354.00	
	Total			172,000.00	150,000.00	354.00	354.00	
	TOTAL 1460			374,006.00	378,582.18	42,582.18	14,491.37	
	TOTAL 1450							

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: PA28-P039-501-06 Replacement Housing Factor Grant No:					Federal FY of Grant: 2006
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	7/18/2008			7/18/2010			
PA 39-1B Allegheny Manor	7/18/2008			7/18/2010			
PA 39-2A Parkview Apartments	7/18/2008			7/18/2010			
PA 39-2B South Apartments	7/18/2008			7/18/2010			
PA 39-3 Luxemburg Manor	7/18/2008			7/18/2010			
PA 39-4 Lee Haven Towers	7/18/2008			7/18/2010			
PA 39-5 Warren Manor	7/18/2008			7/18/2010			
PA 39-6A Garden Towers	7/18/2008			7/18/2010			
PA 39-6B South McKean Way	7/18/2008			7/18/2010			
PA 39-7 Firendship Apartments	7/18/2008			7/18/2010			
PA 39-8 Freeport Towers	7/18/2008			7/18/2010			

CAPITAL FUND FINANCING PROGRAM (CFFP) TERM SHEET

pa039m02

PUBLIC HOUSING AGENCY (PHA) INFORMATION

1.	PHA Name:	Housing Authority of the County of Armstrong
2.	PHA Code:	PA039
3.	PHA Fiscal Year (FY) Ends Date:	31-Dec
4.	Total Number of Public Housing (PH) Units:	545.
5.	Number of Family PH Units:	78.
6.	Number of Elderly PH Units:	467.
7.	Most Recent PHAS Score and FY:	"95" - FY2005
8.	Number of Housing Choice Voucher Units:	232.

OTHER COMMITMENTS OF CFP FUNDS

1.	Is PHA using CFP funds for any other payment of debt ¹ ? (Yes, No):	No
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¹ This in no way constitutes HUD approval of listed transaction(s). If yes, please provide a schedule of debt repayment with CFP funds, including the amount of outstanding debt, annual debt service, term remaining, security provided and the amount of CFP to be used for annual payment.

CAPITAL FUND ALLOCATIONS

Funding Year	Allocation Amount	Obligation Deadline	Actual Date Obligated	Expenditure Deadline	Actual Date Expended
2000	\$841,591	9/30/02	7/26/02	9/30/04	10/10/03
2001	858,906	6/30/03	4/17/03	6/30/05	9/30/04
2002	816,428	5/30/04	4/30/04	5/30/06	3/24/05
2003	671,746	9/16/05	6/8/05	9/16/07	3/2/06
2004	777,953	9/13/06	4/7/06	9/13/08	5/26/07
2005	708,565	8/17/07	8/2/07	8/17/09	(75% expended)

2006	693,661	7/18/08 (40% obligated)	7/18/10 (38% expended)
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Five-Year Action Plan

Development Name: **Armstrong Court (PA 39-1A)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	341,000	96,000	0	0	0	437,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	341,000	96,000	0	0	0	437,000

Five-Year Action Plan

Development Name: Allegheny Manor (PA39-1B)

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	0	0	0	0	0	0
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	0	0	0	0	0	0

Five-Year Action Plan

Development Name: **Parkview Apartments (PA39-2A)** pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	135,000	72,000	0	0	0	207,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	135,000	72,000	0	0	0	207,000

Five-Year Action Plan

Development Name: **South Apartments (PA39-2B)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	0	0	0	0	0	0
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	0	0	0	0	0	0

Five-Year Action Plan

Development Name: **Luxemburg Manor (PA39-3)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	0	0	0	0	0	0
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	0	0	0	0	0	0

Five-Year Action Plan

Development Name: Lee Haven Towers (PA39-4)

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	230,000	46,000	0	0	0	276,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	230,000	46,000	0	0	0	276,000

Five-Year Action Plan

Development Name: **Warren Manor (PA39-5)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	100,000	0	0	0	0	100,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	100,000	0	0	0	0	100,000

Five-Year Action Plan

Development Name: **Garden Towers (PA39-6A)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	100,000	0	0	0	0	100,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	100,000	0	0	0	0	100,000

Five-Year Action Plan

Development Name: **South McKean Way (PA39-6B)** pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	99,000	25,000	0	0	0	124,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	99,000	25,000	0	0	0	124,000

Five-Year Action Plan

Development Name: **Friendship Apartments (PA39-7)** pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	0	75,000	0	0	0	75,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	0	75,000	0	0	0	75,000

Five-Year Action Plan

Development Name: **Freeport Towers (PA39-8)**

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	0	0	0	0	0	0
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs	0	0	0	0	0	0
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	242,000	86,000	0	0	0	328,000
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
18.		Total	242,000	86,000	0	0	0	328,000

Five-Year Action Plan

PHA-Wide

PHA-Wide

pa039m02

Line No.	Code	Summary of Development Account	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	1406	Operations 5%	0	0	0	0	0	0
2.	1408	Management Improvements	0	0	0	0	0	0
3.	1410	Administration	29,667	29,667	29,666	0	0	89,000
4.	1411	Audit	0	0	0	0	0	0
5.	1415	Liquidated Damages	0	0	0	0	0	0
6.	1430	Fees and Costs 7%	90,593	38,000	38,000	0	0	166,593
7.	1440	Site Acquisition	0	0	0	0	0	0
8.	1450	Site Improvement	0	0	0	0	0	0
9.	1460	Dwelling Structures	0	0	0	0	0	0
10.	1465.1	Dwelling Equipment - Nonexpendable	0	0	0	0	0	0
11.	1470	Nondwelling Structures	0	0	0	0	0	0
12.	1475	Nondwelling Equipment	0	0	0	0	0	0
13.	1485	Demolition	0	0	0	0	0	0
14.	1490	Replacement Reserve	0	0	0	0	0	0
15.	1492	Moving to Work Demonstration	0	0	0	0	0	0
16.	1495.1	Relocation Costs	0	0	0	0	0	0
17.	1499	Mod Used for Development Activities	0	0	0	0	0	0
	1501	Collateralization/Debt Service	104,848	0	0	0	0	104,848
	1502	Contingency	5,007	0	0	0	0	5,007
18.		Total	230,115	67,667	67,666	0	0	365,448

Five-Year Action Plan Summary

pa039m02

Line No.	Development Number/HA - Wide Activities	Work Statement for Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5	Total
1.	Armstrong Court/PA39-1A	341,000	96,000	0	0	0	437,000
2.	Allegheny Manor/PA39-1B	0	0	0	0	0	0
3.	Parkview Apartments/PA39-2A	135,000	72,000	0	0	0	207,000
4.	South Apartments/PA39-2B	0	0	0	0	0	0
5.	Luxemburg Manor/PA39-3	0	0	0	0	0	0
6.	Lee Haven Towers/PA39-4	230,000	46,000	0	0	0	276,000
7.	Warren Manor/PA39-5	100,000	0	0	0	0	100,000
8.	Garden Towers/PA39-6A	100,000	0	0	0	0	100,000
9.	S. McKean Way/PA39-6B	99,000	25,000	0	0	0	124,000
10.	Friendship Apartments/PA39-7	0	75,000	0	0	0	75,000
11.	Freeport Towers/PA39-8	242,000	86,000	0	0	0	328,000
12.	PHA-Wide	230,115	67,667	67,666	0	0	365,448
13.	Total	1,477,115	467,667	67,666	0	0	2,012,448

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

PHA Name: PA039 Housing Authority of the County of Armstrong	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: Capital Fund Borrowing
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report

8/1/2007

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original-Rev 1	Revised-Rev 2	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	89,000.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	166,593.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,647,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service	104,848.00	0.00	0.00	0.00
20	1502 Contingency	5,007.00	0.00	0.00	0.00
21	Amount of Annual Grant (Sum of lines 2-20)	2,012,448.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security - Soft Costs	0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conversation Measures	0.00	0.00	0.00	0.00

pa039n02

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

PHA Name: PA039 Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant I: 0			Federal FY of Grant: Capital Fund Borrowing			
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								
Admin	PHA Wages & Benefits	1410		89,000.00	0.00	0.00	0.00	
	Phone			0.00	0.00	0.00	0.00	
	Advertising			0.00	0.00	0.00	0.00	
	Solicitor			0.00	0.00	0.00	0.00	
			TOTAL	89,000.00	0.00	0.00	0.00	
Collateralization/ Debt Service	Reserve Deposit	1501		79,944.00	0.00	0.00	0.00	
	Capitalized Interest	1501		24,904.00	0.00	0.00	0.00	
			TOTAL	104,848.00	0.00	0.00	0.00	
Fees and Costs	A&E Services @ 7% of the 1460 mod work, based on actual scope of design work	1430		114,000.00	0.00	0.00	0.00	
	CFFP Fees	1430		52,593.00				
			TOTAL	166,593.00	0.00	0.00	0.00	
H A Wide								
	Landscape,paving,concrete repairs	1450		0.00	0.00	0.00	0.00	
"	Nonroutine Vacancy Prep	1460		0.00	0.00	0.00	0.00	
	504 Accessibility	1460		0.00				
"	Appliances	1465		0.00	0.00	0.00	0.00	
	NonDwelling Structures	1470		0.00				
"	NonDwelling Equipment	1475		0.00	0.00	0.00	0.00	
"	Relocation expenses	1495		0.00	0.00	0.00	0.00	

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
PA039 Housing Authority of Armstrong Co		Capital Fund Program Grant No: Replacement Housing Factor Grant I				0 Capital Fund Borrowing		
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 39-1A	Bathroom Renovations	1460	56	235,000.00	0.00	0.00	0.00	
Armstrong	Upgrade Breakers	1460		56,000.00	0.00	0.00	0.00	
Court	Renovate Building exterior	1460		50,000.00	0.00	0.00	0.00	
	Replace Air Makeup unit	1460		50,000.00	0.00	0.00	0.00	
	Power Access system/door repl	1460		46,000.00	0.00	0.00	0.00	
	TOTAL			437,000.00	0.00	0.00	0.00	
PA 39-1B				0.00	0.00	0.00	0.00	
Allegheny								
Manor								
PA 39-2A	Replace drains	1460		135,000.00	0.00	0.00	0.00	
Parkview	Replace Air Makeup unit	1460		50,000.00	0.00	0.00	0.00	
Apartment	Power Access system/door repl	1460		22,000.00	0.00	0.00	0.00	
	TOTAL			207,000.00	0.00	0.00	0.00	
PA 39-2B				0.00	0.00	0.00	0.00	
South								
Apartment								

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
PA039 Housing Authority of Armstrong Co		Capital Fund Program Grant No: Replacement Housing Factor Grant I				Capital Fund Borrowing		
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 39-3				0.00	0.00	0.00	0.00	
Luxemburg Manor								
PA 39-4	Replace drains & valves	1460		230,000.00	0.00	0.00	0.00	
Lee Haven Towers	Replace Air Makeup units	1460		0.00	0.00	0.00	0.00	Back to CFP
	Power Access system/door repl	1460		46,000.00	0.00	0.00	0.00	
	TOTAL			276,000.00	0.00	0.00	0.00	
PA 39-5	Upgrade breakers & lighting	1460		100,000.00	0.00	0.00	0.00	
Warren Manor	Upgrade Heating system	1460		0.00	0.00	0.00	0.00	Back to CFP
	Replace Air Makeup units	1460		0.00	0.00	0.00	0.00	Back to CFP
	TOTAL			100,000.00	0.00	0.00	0.00	
PA 39-6A	Upgrade breakers/panels	1460		100,000.00	0.00	0.00	0.00	
Garden Towers	Upgrade Nurse Call System	1460		0.00	0.00	0.00	0.00	Back to CFP
	TOTAL			100,000.00	0.00	0.00	0.00	

Annual Statement / Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: PA039 Housing Authority of the County of Armstrong		Grant Type and Number Capital Fund Program Grant No: 0 Replacement Housing Factor Grant No:					Federal FY of Grant: Capital Fund Borrowing
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 39-1A Armstrong Court	6/30/2009			6/30/2010			
PA 39-1B Allegheny Manor	6/30/2009			6/30/2010			
PA 39-2A Parkview Apartments	6/30/2009			6/30/2010			
PA 39-2B South Apartments	6/30/2009			6/30/2010			
PA 39-3 Luxemburg Manor	6/30/2009			6/30/2010			
PA 39-4 Lee Haven Towers	6/30/2009			6/30/2010			
PA 39-5 Warren Manor	6/30/2009			6/30/2010			
PA 39-6A Garden Towers	6/30/2009			6/30/2010			
PA 39-6B South McKean Way	6/30/2009			6/30/2010			
PA 39-7 Firendship Apartments	6/30/2009			6/30/2010			
PA 39-8 Freeport Towers	6/30/2009			6/30/2010			

FLAT RENT SCHEDULE – FY2008

Community	Bedroom Size	Flat Rent
Armstrong Court Kittanning, PA	Efficiency Units	\$235
	1 Bedroom Units	\$413
	2 Bedroom Units	\$459
Allegheny Manor Kittanning, PA	1 Bedroom Units	\$413
	2 Bedroom Units	\$469
	3 Bedroom Units	\$505
	4 Bedroom Units	\$550
Parkview Apartments Ford City, PA	Efficiency Units	\$219
	1 Bedroom Units	\$413
South Apartments Ford City, PA	2 Bedroom Units	\$417
	3 Bedroom Units	\$453
	4 Bedroom Units	\$498
Luxemburg Manor North Apollo, PA	1 Bedroom Units	\$413
	2 Bedroom Units	\$469
	3 Bedroom Units	\$505
	4 Bedroom Units	\$550
Lee Haven Towers Leechburg, PA	Efficiency Units	\$209
	1 Bedroom Units	\$413
Warren Manor Apollo, PA	Efficiency Units: All B & F units (except 1F) and unit 1J	\$198
	All C & D units and unit 1F	\$182
	1 Bedroom Units: H & K units on floors 2-6	\$318
	All others	\$413
Garden Towers Kittanning, PA	Efficiency Units	\$235
	1 Bedroom Units	\$413
	2 Bedroom Units	\$459
South McKean Way Kittanning, PA	1 Bedroom Units	\$450
	2 Bedroom Units	\$516
Friendship Apartments Leechburg, PA	Efficiency Units	\$209
	1 Bedroom Units	\$413
Freeport Towers Freeport, PA	1 Bedroom Units	\$413