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(exp. 02/28/2006)

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

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# PHA Plans

## 5 Year Plan for Fiscal Years 2005 - 2009
## Annual Plan for Fiscal Year 2009

Housing Authority of the County of Greene

**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 Greene

**PHA Number:** PA-045

**PHA Fiscal Year Beginning: (mm/yyyy)** 01/2009

## PHA Programs Administered:

**X Public Housing and Section 8**
Number of public housing units: 290
Number of S* units: 30

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

## Public Access to Information

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

## Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

## A. Mission

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

☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☐ The PHA's mission is: (state mission here)

## B. Goals

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

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

☒ 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)
  Expansion of listings of area landlords for Section 8 applicant reference.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 2005 – 94, 2006 - 86

| YEAR | SCORE |
|---|---|
| **2005** | **94** |
| **2006** | **86** |
| 2007 | **90** |

- ☒ Improve voucher management: (SEMAP score)

| YEAR | SCORE |
|---|---|



form **HUD 50075** (03/2003)

| | |
|---|---|
| **2005** | **92** |
| **2006** | **100** |
| 2007 | **100** |

☒ Increase customer satisfaction:(RASS score)

| **YEAR** | **SCORE** |
|---|---|
| **2005** | **9** |
| **2006** | **9** |
| 2007 | **9** |

☒ Concentrate on efforts to improve specific management functions:

- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☐ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Objectives:

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

**Other PHA Goals and Objectives: (list below)**

**1. To continue to enforce our "One Strike" policies for both residents and applicants.**

**2. To improve and/or maintain our financial stability through aggressive rent collection(s) and improved reserve position.**

**3. To increase marketing measures in Public Housing.**

# Annual PHA Plan
# PHA Fiscal Year 2009
[24 CFR Part 903.7]

## i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

☐ **Troubled Agency Plan**

## ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

**Executive Summary**

The Housing Authority of the County of Greene is a medium Capital Funded agency located in Greene County, Pennsylvania. The HACG manages five developments consisting of 290 units of public housing.

The mission of the HACG is:

> To provide adequate and affordable housing, economic opportunity and a suitable living environment without discrimination for low-income, very low-income families, persons with disabilities, and the elderly. The Housing Authority is committed to excellence in providing quality housing in an environment which will ensure all residents opportunity, access to resources, and the expectation that their communities will be safe, secure places to live and realize their potential.

The HACG will accomplish its mission ideals through its goals and objectives:

1. Providing decent, safe and affordable housing in our community.
2. Ensuring equal opportunity in housing for all.
3. To provide timely response to resident request for maintenance service.
4. To return vacated units with new resident in 20 days.
5. To continue to enforce our "One Strike" policies for residents and applicants.
6. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.

The HACG's financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide services and activities for it's residents.

The HACG has assessed the housing needs of Waynesburg and the surrounding Greene County area and has determined that it is currently, and will continue, to meet the housing needs of the community to the extent practical for a small agency. The HACG has an approved Deconcentration Policy and has utilized Local Preferences to attract and encourage applicants

that can qualify for public housing. The HACG has determined that its housing strategy complies with the state of Pennsylvania's Consolidated Plan

The HACG has an updated Admissions and Continued Occupancy Policy, Dwelling Lease, and Grievance procedures to comply with all QHWRA requirements and in 2009 will expand its preference's to include: Families of domestic violence, graduates of transitional housing and veterans. The HACG has established a minimum rent of $25.00 and elected to use a flat rent; based on bedroom size.

The HACG has conducted a physical needs assessment to determine its modernization requirements and has developed an Annual and 5-year Action Plan to address its Capital Improvements.

The HACG has no plans to dispose of property.

The HACG has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents.

The HACG has developed an agency wide Pet Policy that allows any family to have a pet within adopted guidelines.

The HACG has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the HACG has included a copy of its most recent fiscal year audit reports (2005) as part of the supporting documentation of this Housing Authority's Annual Agency Plan.

The HACG is a continuing High-Performing Agency and as such has submitted a Streamlined Plan for fiscal year 01/01/2009-12/31/2009.

## iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

### Table of Contents


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**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 (pa045c01)

☒ Capital Fund Program Annual Statement (pa045a01)

PA28P045501-05
PA28PO45501-06
PA28PO45501-07
PA28PO45501-08
PA28PO45501-09

X Statement of Pet Policy (pa045k01)
☒ VAWA Policy (pa045g01)
X Resident Advisory Board Membership (pa045d01)
X Resident Membership of PHA Governing Board (pa045e01)

Optional Attachments:

☐ PHA Management Organizational Chart
☒ 5 Year Action Plan (PA045b01)
☐ 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)
Substantial Deviation and Significant Amendment/Modification (pa045m01)
Voluntary Conversion Required Initial Assessment (pa045f01)
Statement of Progress in Meeting the 5Year Policy Mission and Goals(pa045j01)

**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** |

| 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:<br>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:<br>Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan:<br>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:<br>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 *Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and<br>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<br>☒ 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<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies<br>☒ check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |

| List of Supporting Documents Available for Review | | |
|---|---|---|
| **Applicable & On Display** | **Supporting Document** | **Applicable Plan Component** |
| N/A | 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 |
| N/A | Public housing grievance procedures<br>☒ check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures<br>☒ check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| X | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| N/A | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| N/A | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program<br>☒ 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 |
| N/A | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| N/A | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports | Annual Plan: Community Service & Self-Sufficiency |
| N/A | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) | Annual Plan: Safety and Crime Prevention |

| List of Supporting Documents Available for Review | | |
|---|---|---|
| **Applicable & On Display** | **Supporting Document** | **Applicable Plan Component** |
| X | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Voluntary Conversion-Required Initial Assessment (pa045f01) | Annual P Conversion of Public Housing |
| X | Public Housing Community Service Policy/Programs | Annual P: Community Service Programs |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24CFR Part 960, Subpart G) | Annual P: Pets |

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---|---|---|---|---|---|---|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI | 331,955 | (63.6%) 4 | N/A | N/A | N/A | N/A | N/A |
| Income >30% but <=50% of AMI | 240,277 | (56.7%) 4 | N/A | N/A | N/A | N/A | N/A |
| Income >50% but <80% of AMI | 296,096 | (22.3%) 2 | N/A | N/A | N/A | N/A | N/A |
| Elderly | 298,132 | (142.8%) 5 | N/A | N/A | N/A | N/A | N/A |
| Families with Disabilities/Special Needs | 1,047,143 | N/A | N/A | N/A | N/A | N/A | N/A |
| Race/Ethnicity /Black/Non-Hispanic | 24 | N/A | N/A | N/A | N/A | N/A | N/A |

| Housing Needs of Families in the Jurisdiction by Family Type | | | | | | | |
|---|---|---|---|---|---|---|---|
| Family Type | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Race/Ethnicity/Hispanic | 26 | N/A | N/A | N/A | N/A | N/A | N/A |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2004-2008
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
☒ American Housing Survey data
Indicate year: 2003
☐ Other housing market study
Indicate year:
☒ Other sources: (list and indicate year of information)
As referenced in "Appendix A-State Resource and Planning Documents" of the State of Pennsylvania Department of Community and Economic Development Consolidated Plan for Federal Fiscal Years 2004-2008

## 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)<br>☐ Section 8 tenant-based assistance<br>☒ Public Housing<br>☐ Combined Section 8 and Public Housing<br>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 118 | ----- | 78 |
| Extremely low income <=30% AMI | 100 | 80 | |

| Housing Needs of Families on the Waiting List | | | |
|---|---|---|---|
| Very low income (>30% but <=50% AMI) | 14 | 15 | ----- |
| Low income (>50% but <80% AMI) | 4 | 5 | ----- |
| Families with children | 34 | 30 | ----- |
| Elderly families | 6 | 5 | ----- |
| Families with Disabilities | 33 | 29 | ----- |
| Race/ethnicity Black | 0 | 0 | ----- |
| Race/ethnicity Asian | 0 | 0 | ----- |
| Race/ethnicity | N/A | | |
| Race/ethnicity | N/A | | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR/Eff | 84 | 70 | 45 |
| 2 BR | 16 | 14 | 16 |
| 3 BR | 15 | 13 | 14 |
| 4 BR | 3 | 3 | 3 |
| 5 BR – N/A | | | |
| 5+ BR – N/A | | | |

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

If yes:

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

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

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

| Housing Needs of Families on the Waiting List |
|---|

| Housing Needs of Families on the Waiting List | | | |
|---|---|---|---|
| Waiting list type: (select one)<br>☒ Section 8 tenant-based assistance<br>☐ Public Housing<br>☐ Combined Section 8 and Public Housing<br>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)<br>If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 30 | ----- | 2 |
| Extremely low income <=30% AMI | 23 | 77 | |
| Very low income (>30% but <=50% AMI) | 6 | 20 | |
| Low income (>50% but <80% AMI) | 1 | 3 | |
| Families with children | 10 | 34 | |
| Elderly families | 3 | 10 | |
| Families with Disabilities | 6 | 20 | |
| Race/ethnicity White | 29 | 97 | |
| Race/ethnicit/Black | 1 | 3 | |
| Race/ethnicity | N/A | | |
| Race/ethnicity | N/A | | |
| | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR/Eff | N/A | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR – N/A | | | |
| 5+ BR – N/A | | | |

| Housing Needs of Families on the Waiting List |
| --- |
| Is the waiting list closed (select one)? ☐ No ☒ Yes<br>If yes:<br>How long has it been closed (# of months)? 5<br>Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes<br>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
- ☐ Sek 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)

**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)

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**
Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**
Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**
Select all that apply

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| **Financial Resources: Planned Sources and Uses** | | |
|---|---|---|
| **Sources** | **Planned $** | **Planned Uses** |
| 1. **Federal Grants (FY 2006 grants)** | | |
| a) Public Housing Operating Fund | $502,645 | |
| b) Public Housing Capital Fund | $403,000 | |
| c) HOPE VI Revitalization | -0- | |
| d) HOPE VI Demolition | -0- | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 123,317 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | -0- | |
| g) Resident Opportunity and Self-Sufficiency Grants | -0- | |
| h) Community Development Block Grant | -0- | |
| i) HOME | -0- | |
| Other Federal Grants (list below) | -0- | |
| | | |
| **2. Prior Year Federal Grants (unobligated funds only) (list below)** | | |
| PA28PO45-501-07 | $194,646 | Public Housing Capital Improvements |
| PA28PO45-501-08 | $440,781 | Public Housing Capital Improvements |
| | | |
| **3. Public Housing Dwelling Rental Income** | $771,669 | Public Housing Operations |
| | | |
| | | |
| **4. Other income** (list below) | | |
| INTEREST/INVESTMENTS | $22,992 | Public Housing Operations |
| NON-DWELLING RENT | $7,500 | Public Housing Operations |

| Financial Resources: Planned Sources and Uses | | |
|---|---|---|
| **Sources** | **Planned $** | **Planned Uses** |
| EXCESS UTILITY, MISC | $58,340 | Public Housing Operations |
| **4. Non-federal sources** (list below) | -0- | |
| | | |
| | | |
| | | |
| **Total resources** | $2,524,890 | |
| | | |
| | | |

## 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: -3-
☐ 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)

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

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:

**(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)

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)

- Those who are displaced by governmental action, or a person whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized under Federal Disaster Relief laws or whose dwelling has been extensively damaged or destroyed as a result of a fire.
- A family that includes a family member who is a victim of domestic violence.
- A graduate of a transitional housing program.
- A veteran and/or veteran's family.

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.

"1" 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)

☒ "2" 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
☒ "1" Other preference(s) (list below)

Families who qualify for any of the 'other preferences' listed above will be placed in housing using a ratio of one to three second preference families.

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)

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

☐ Adoption of site based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

## B. Section 8

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

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ 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)
Credit checks, Landlord histories
☐ 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)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☒ PHA main administrative office
☐ Other (list below)

**(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below:

If verified circumstances are consistent with the Section 8 Administrative Plan

**(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)

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

Date and Time

Former Federal preferences
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
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

☒ Through published notices
☐ Other (list below)

## 4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

## A. Public Housing

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly

income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

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

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

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

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

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

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☐ Yes for all developments
☐ Yes but only for some developments
☒ No

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

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

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

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

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) $40
☒ Other (list below)
(1) Any change in family composition (2) New source of family income
(3) Income reduction

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)

## 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 below100% of FMR
☒ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

**(2) Minimum Rent**

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

☐ $0
☒ $1-$25
☐ $26-$50

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

## 5. Operations and Management Exempt-High Performer

[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 Exempt-High Performer

[24 CFR Part 903.7 9 (f)]

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

### A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

### B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office

☐ Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

### A. Capital Fund Activities

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

#### (1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment pa045a01

-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 pa045b01

-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:<br>1b. Development (project) number: |
| 2. Activity type: Demolition ☐<br>Disposition ☐ |
| 3. Application status (select one)<br>Approved ☐<br>Submitted, pending approval ☐<br>Planned application ☐ |
| 4. Date application approved, submitted, or planned for submission: |
| 5. Number of units affected:<br>6. Coverage of action (select one)<br>☐ Part of the development<br>☐ Total development |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity:<br>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:<br>1b. Development (project) number: |
| 2. Designation type:<br>Occupancy by only the elderly ☐<br>Occupancy by families with disabilities ☐<br>Occupancy by only elderly families and families with disabilities ☐ |
| 3. Application status (select one)<br>Approved; included in the PHA's Designation Plan ☐<br>Submitted, pending approval ☐<br>Planned application ☐ |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY) |
| 5. If approved, will this designation constitute a (select one)<br>☐ New Designation Plan<br>☐ Revision of a previously-approved Designation Plan? |
| 6. Number of units affected:<br>7. Coverage of action (select one)<br>☐ Part of the development<br>☐ 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:<br>1b. Development (project) number: |
| 2. What is the status of the required assessment?<br>☐ Assessment underway<br>☐ Assessment results submitted to HUD<br>☐ Assessment results approved by HUD (if marked, proceed to next question)<br>☐ Other (explain below) |
| 3. ☐ Yes ☐ 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)<br>☐ Conversion Plan in development<br>☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br>☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)<br>☐ 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)<br>☐ Units addressed in a pending or approved demolition application (date submitted or approved:<br>☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )<br>☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )<br>☐ Requirements no longer applicable: vacancy rates are less than 10 percent<br>☐ Requirements no longer applicable: site now has less than 300 units<br>☐ Other: (describe below) |

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

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

## 11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

### A. Public Housing

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

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

2. Activity Description

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

| **Public Housing Homeownership Activity Description (Complete one for each development affected)** |
|---|
| 1a. Development name:<br>1b. Development (project) number: |
| 2. Federal Program authority:<br>☐ HOPE I<br>☐ 5(h)<br>☐ Turnkey III<br>☐ Section 32 of the USHA of 1937 (effective 10/1/99) |
| 3. Application status: (select one)<br>☐ Approved; included in the PHA's Homeownership Plan/Program<br>☐ Submitted, pending approval<br>☐ 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)
☐ Part of the development
☐ Total development

## B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program
☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

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

b. PHA established eligibility criteria
☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

## 12. PHA Community Service and Self-sufficiency Programs- Exempt-High Performer

[24 CFR Part 903.7 9 (l)]

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

### A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

| Services and Programs | | | | |
|---|---|---|---|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |
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**(2) Family Self Sufficiency program/s**

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|---|---|
| Program | Required Number of Participants (start of FY 2000 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | | |
| Section 8 | | |

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

## C. Welfare Benefit Reductions

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

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☐ Informing residents of new policy on admission and reexamination
☐ Actively notifying residents of new policy at times in addition to admission and reexamination.

☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

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

## 13. PHA Safety and Crime Prevention Measures

## Exempt-High Performer

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☐ Safety and security survey of residents
☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☐ Resident reports
☐ PHA employee reports
☐ Police reports
☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☐ Other (describe below)

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

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

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

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

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

**C. Coordination between PHA and the police**

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

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

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

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 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 2000 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)]

Required Attachment pa045k01

## 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.

**Submitted to the Field Office in Hard Copy**

## 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 Exempt-High Performer

[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:

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: State 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.
☐ 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 of the State of Pennsylvania has established the following housing priorities to address housing needs. These are also the priorities of the Housing Authority of the County of Greene.

1. Maintain the supply of decent, safe, and sanitary rental housing that is affordable for low, very low, and moderate income families.

2. Rehabilitation of existing housing that is occupied by low and very low income families.

**D. Other Information Required by HUD**

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

# Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration (pa045c01)
- Capital Fund Program Annual Statement(pa045a01)
  - PA28PO45501-05
  - PA28PO45501-06
  - PA28PO45501-07
  - PA28PO45501-08
- Component 3, Deconcentration and Income Mixing (pa045i01)
- Component 14, Pet Policy (pa045k01)
- VAWA Policy (pa045g01)

Optional Attachments:

- FY 2007 Capital Fund Program 5 Year Action PLAN (pa045b01)
- Substantial Deviation and Significant Amendment/Modification (pa045m01)
- Voluntary Conversion – Required Initial Assessment (pa045f01)
- Resident Advisory Board Membership (pa045d01)
- Resident Membership of PHA Governing Board (pa045e01)
- Statement of Progress in Meeting the 5 Year Policy Mission and Goals (pa045j01)

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

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: PA28PO45501-09<br>Replacement Housing Factor Grant No: ORIGINAL | Federal FY of Grant: 2009 |
|---|---|---|

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 12,000 | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 39,500 | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 40,000 | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 312,000 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 403,500 | | | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 | 312,000 | | | |

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

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: PA28PO45501-09<br>Replacement Housing Factor Grant No: ORIGINAL | Federal FY of Grant: 2009 |
|---|---|---|

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| | compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-09 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2009 | | |
|---|---|---|---|---|---|---|---|---|
| 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 |
| PA28PO45-002 | | | | Original | Revised | Funds Obligated | Funds Expended | |
| WAYNE VILLAGE | A&E Services | 14 30 | | 13,000 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Upgrade Kitchen/Bathroom | 14 60 | | 120,000 | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-002** | | | **133,000** | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA28PO45-004 | | | | | | | | |
| GRANDVIEW APTS. | A & E Services | 14 30 | | 16,000 | | | | |
| | | | | | | | | |
| | Upgrade Kitchen/Bathroom | 14 60 | | 114,000 | | | | |
| | 2 HC Units | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-004** | | | **130,000** | | | | |
| | | | | | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-09 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2009 | | |
|---|---|---|---|---|---|---|---|---|
| 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 | |
| PA28PO45-005 | | | | | | | | |
| Woodside Manor | A&E Services | 14 30 | | 11,000 | | | | |
| | | | | | | | | |
| | Upgrade Kitchen/Bathroom 4 HC Units | 14 60 | | 78,000 | | | | |
| | | | | | | | | |
| | TOTAL PA28PO45-005 | | | 89,000 | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28O45501-09 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2009 | | |
|---|---|---|---|---|---|---|---|---|
| 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 | |
| | | | | | | | | |
| | Operations | 14 06 | | 12,000 | | | | |
| | | | | | | | | |
| PHA WIDE | Salaries | 14 10 | | 30,500 | | | | |
| ADMINISTRATION | Fringe Benefits | 14 10 | | 7,000 | | | | |
| PA28PO45-001-005 | Advertisements | 14 10 | | 2,000 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL 1406 OPERATIONS | | | 12,000 | | | | |
| | | | | | | | | |
| | TOTAL 1410 ADMINISTRATION | | | 39,500 | | | | |
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| | **TOTAL PA28PO45501-09** | | | **403,500** | | | | |
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## 13. Capital Fund Program Five-Year Action Plan

**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 GREENE | **Grant Type and Number**<br>Capital Fund Program No: PA28PO45501-09<br>Replacement Housing Factor No: | **Federal FY of Grant:** 2009 |
|---|---|---|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PA28PO45-001-005 | 09/13/2006 | | 7/31/2006 | 09/17/2008 | | 12/31/2007 | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: PA28PO45501-05<br>Replacement Housing Factor Grant No: FINAL | Federal FY of Grant: 2005 |
|---|---|---|

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 4,500 | 17,728 | 17,728.15 | 17,728.15 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 43,500 | 43,500 | 43,500.00 | 43,500.00 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 6,000 | 0 | 0 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 193,958 | 52,357 | 52,357.00 | 52,357.00 |
| 10 | 1460 Dwelling Structures | 168,000 | 245,984 | 245,983.90 | 245,983.90 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | 72,074 | 72,074.00 | 72,074.00 |
| 12 | 1470 Nondwelling Structures | 20,000 | 4,315 | 4,314.95 | 4,314.95 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | **435,958** | **435,958** | **435,958.00** | **435,958.00** |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |

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

**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 GREENE** | **Grant Type and Number**<br>Capital Fund Program Grant No: PA28PO45501-05<br>Replacement Housing Factor Grant No: FINAL | **Federal FY of Grant: 2005** |

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

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-05 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2005 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-001 | | | | | | | | |
| WBG. HOUSING | A&E Services | 14 30 | | 6,000 | 0 | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | Electrical Upgrade | 14 50 | | 125,000 | 0 | 0 | 0 | Future CFP |
| | | | | | | | | |
| | Replace Apartment Ranges | 14 65 | | 0 | 12,400 | 12,400.00 | 12,400.00 | Complete |
| | Community Rm. Renovations | 14 70 | | 20,000 | 4,315 | 4,314.95 | 4,314.95 | Complete |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-001** | | | **151,000** | **16,715** | **16,714.95** | **16,714.95** | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-05 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2005 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-002 | | | | | | | | |
| WAYNE VILLAGE | Replace Curbs & Sidewalks | 14 50 | | 38,958 | 52,357 | 52,357.00 | 52,357.00 | Complete |
| | | | | | | | | |
| | Replace Apartment Flooring | 14 60 | | 0 | 7,025 | 7,025.00 | 7,025.00 | Complete |
| | | | | | | | | |
| | Replace Apartment Ranges | 14 65 | | 0 | 18,353 | 18,353.00 | 18,353.00 | Complete |
| | | | | | | | | |
| | **TOTAL PA28PO45-002** | | | **38,958** | **68,775** | **68,775.00** | **68,775.00** | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28O45501-05 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2005 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-003 | | | | | | | | |
| THOMPSON GDNS | Repave Roadway | 14 50 | | 30,000 | 0 | 0 | 0 | |
| | | | | | | | | |
| | Bathroom Renovation | 14 60 | | 168,000 | 238,959 | 238,958.90 | 238,958.90 | Complete |
| | | | | | | | | |
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| | | | | | | | | |
| | **TOTAL PA28PO45-003** | | | **198,000** | **238,959** | **238,958.90** | **238,958.90** | |
| | | | | | | | | |
| PA28PO45-004 | | | | | | | | |
| GRANDVIEW APTS. | Replace Apartment Ranges | 14 65 | | 0 | 11,952 | 11,952.00 | 11,952.00 | Complete |
| | | | | | | | | |
| | Replace Apartment Refrigerators | 14 65 | | 0 | 29,369 | 29,369.00 | 29,369.00 | Complete |
| | | | | | | | | |
| | **TOTAL PA28PO45-004** | | | | **41,321** | **41,321.00** | **41,321.00** | |
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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: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-05 Replacement Housing Factor Grant No: | | | | **Federal FY of Grant:** 2005 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA WIDE | | | | | | | | |
| ADMINISTRATION | Operations | 14 06 | | 4,500 | 17,728 | 17,728.15 | 17,728.15 | |
| | | | | | | | | |
| | **TOTAL OPERATIONS** | | | **4,500** | **17,728** | **17,728.15** | **17,728.15** | |
| | | | | | | | | |
| | Salaries | 14 10 | | 32,500 | 32,500 | 32,500.00 | 32,500.00 | |
| | Fringe benefits | 14 10 | | 9,000 | 9,000 | 9,000.00 | 9,000.00 | |
| | Advertisements | 14 10 | | 2,000 | 2,000 | 2,000.00 | 2,000.00 | |
| | | | | | | | | |
| | **TOTAL ADMINISTRATION** | | | **43,500** | **43,500** | **43,500.00** | **43,500.00** | |
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| | **TOTAL PA28PO45501-05** | | | **435,958** | **435,958** | **435,958.00** | **435,958.00** | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | **Grant Type and Number**<br>Capital Fund Program No: PA28PO45501-05<br>Replacement Housing Factor No: | **Federal FY of Grant:** 2005 |
|---|---|---|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PA28PO45-001-005 | 08/17/07 | | 05/31/07 | 08/17/09 | | 12/31/2007 | |
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# 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: PA28PO45501-06<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 2006 |
|---|---|---|

**Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** )
☐ **Performance and Evaluation Report for Period Ending: 06/30/2008** ☐ **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 9,000 | 29,233 | 29,232.80 | 17,932.85 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 39,250 | 42,687 | 42,687.20 | 42,687.20 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 40,000 | 40,000 | 40,000.00 | 38,450.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 70,000 | 75,000 | 75,000.00 | 0 |
| 10 | 1460 Dwelling Structures | 142,312 | 216,596 | 216,596.00 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 92,000 | 22,260 | 22,260.00 | 22,260.00 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | **392,562** | **425,776** | **425,776.00** | **121,330.05** |
| 22 | Amount of line 21 Related to LBP Activities | | | | |

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

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: PA28PO45501-06<br>Replacement Housing Factor Grant No: | Federal FY of Grant: 2006 |
|---|---|---|

**Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:** )
☐ **Performance and Evaluation Report for Period Ending: 06/30/2008** ☐ **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-06 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2006 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-001 | | | | | | | | |
| WBG. HOUSING | Replace laundry room equipment | 14 65 | | 3,200 | 0 | 0 | 0 | |
| | | | | | | | | |
| | Replace apartment ranges | 14 65 | | 24,000 | 0 | 0 | 0 | |
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| | **TOTAL PA28PO45-001** | | | **27,200** | 0 | 0 | 0 | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-06 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2006 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-002 | | | | | | | | |
| WAYNE VILLAGE | A&E Services | 14 30 | | 40,000 | 40,000 | 40,000.00 | 38,450.00 | |
| | Apt. Storage Sheds/Fence | 14 50 | | 0 | 5,000 | 5,000.00 | 0 | |
| | Replace curbs & sidewalks | 14 50 | | 30,000 | 30,000 | 30,000.00 | 0 | |
| | Replace well grates | 14 50 | | 40,000 | 40,000 | 40,000.00 | 0 | |
| | Renovate apartment buildings | 14 60 | | 142,312 | 216,596 | 216,596.00 | 0 | |
| | Replace apartment ranges | 14 65 | | 18,000 | 0 | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-002** | | | **270,312** | **331,596** | **331,596.00** | **38,450.00** | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28O45501-06 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2006 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-003 | | | | | | | | |
| THOMPSON GDNS | Replace laundry room equipment | 14 65 | | 3,800 | 0 | 0 | 0 | |
| | | | | | | | | |
| | Replace apartment refrigerators | 14 65 | | 24,000 | 22,260 | 22,260.00 | 22,260.00 | |
| | | | | | | | | |
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| | | | | | | | | |
| | **TOTAL PA28PO45-003** | | | **27,800** | **22,260** | **22,260.00** | **22,260.00** | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28O45501-06 P&E Report: 06/30/208 | | | | **Federal FY of Grant:** 2006 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-004 | | | | | | | | |
| GRANDVIEW APTS. | Replace refrigerators | 14 65 | | 15,000 | 0 | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL PA28PO45-004 | | | **15,000** | **0** | **0** | **0** | |
| | | | | | | | | |
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| | | | | | | | | |
| PA28PO45-005 | | | | | | | | |
| WOODSIDE MANOR | Replace laundry room equipment | 14 65 | | 4,000 | 0 | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | TOTAL PA28PO45-005 | | | **4,000** | **0** | **0** | **0** | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-06 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2006 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA WIDE | | | | | | | | |
| ADMINISTRATION | Operations | 14 06 | | 9,000 | 29,233 | 29,232.80 | 17,932.85 | |
| | | | | | | | | |
| | **TOTAL OPERATIONS** | | | **9,000** | **29,233** | **29,232.80** | **17,932.85** | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Salaries | 14 10 | | 30,000 | 32,250 | 32,250.00 | 32,250.00 | |
| | Fringe benefits | 14 10 | | 7,750 | 9,365 | 9,365.19 | 9,365.19 | |
| | Advertisements | 14 10 | | 1,500 | 1,072 | 1,072.01 | 1,072.01 | |
| | | | | | | | | |
| | **TOTAL ADMINISTRATION** | | | **39,250** | **42,687** | **42,687.20** | **42,687.20** | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45501-06** | | | **392,562** | **425,776** | **425,776.00** | **121,330.05** | |
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## 13. Capital Fund Program Five-Year Action Plan

**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 GREENE | **Grant Type and Number** Capital Fund Program No: PA28PO45501-06 P&E Report: 06/30/2008 | **Federal FY of Grant:** 2006 |
|---|---|---|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PA28PO45-001-005 | 07/17/08 | | | 07/17/2010 | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: **PA28PO45501-07**<br>Replacement Housing Factor Grant No: | Federal FY of Grant: **2007** |
|---|---|---|

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no: )**
☐ **Performance and Evaluation Report for Period Ending: 06/30/08** **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 21,003 | 21,003 | 0 | 0 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 40,880 | 40,880 | 38,672.62 | 172.62 |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 30,000 | 30,000 | 12,660.38 | 0 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 317,000 | 317,000 | 201,404.00 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | **408,883** | 408,883 | 252,737.00 | 172.62 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No:PA28PO45501-07 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2007 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-001 | Boiler replacement/apartments | 14 60 | | 80,000 | 0 | | | Moved to Future CFP |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-001** | | | **80,000** | 0 | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-07 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** **2007** | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-002 | | | | | | | | |
| WAYNE VILLAGE | A&E Services | 14 30 | | 30,000 | 30,000 | 12,660.38 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | Replace apt. bldg. siding | 14 60 | | 150,000 | 150,000 | 150,000.00 | 0 | 8/08 Start of Work |
| | | | | | | | | |
| | Replace apt. bldg. windows | 14 60 | | 75,000 | 167,000 | 51,404.00 | 0 | 8/08 Start of Work |
| | | | | | | | | |
| | Provide storage sheds | 14 60 | | 12,000 | 0 | 0 | 0 | Deleted |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-002** | | | **267,000** | 347,000 | 214,064.38 | 0 | |
| | | | | | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-07 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2007 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA WIDE | | | | | | | | |
| ADMINISTRATION | Operations | 14 06 | | 21,003 | 21,003 | 0 | 0 | |
| | | | | | | | | |
| | **TOTAL OPERATIONS** | | | **21,003** | 21,003 | 0 | 0 | |
| | | | | | | | | |
| | | | | | | | | |
| | Salaries | 14 10 | | 30,500 | 30,500 | 30,500.00 | 0 | |
| | Fringe benefits | 14 10 | | 8,000 | 8,000 | 8,000.00 | 0 | |
| | Advertisements | 14 10 | | 2,380 | 2,380 | 172.62 | 172.62 | |
| | | | | | | | | |
| | **TOTAL ADMINISTRATION** | | | **40,880** | 40,880 | 38,672.62 | 172.65 | |
| | | | | | | | | |
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| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45501-07** | | | **408,883** | 408,883 | 252,737.00 | 172.62 | |
| | | | | | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | **Grant Type and Number** Capital Fund Program No: PA28PO45501-07 P&E Report: 06/30/08 | **Federal FY of Grant:** 2007 |
|---|---|---|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PA28PO45-001-005 | 09/12/2009 | | | 09/12/2011 | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

**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 GREENE | Grant Type and Number<br>Capital Fund Program Grant No: **PA28PO45501-08**<br>Replacement Housing Factor Grant No: | Federal FY of Grant: **2008** |
|---|---|---|

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no: )**
☐ **Performance and Evaluation Report for Period Ending: 06/30/2008** **Final Performance and Evaluation Report**

| Line | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|---|---|---|---|---|---|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 30,000 | | 0 | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | 40,500 | | 0 | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 25,000 | | 0 | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 345,281 | | 0 | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collaterization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | **440,781** | | 0 | |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |

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

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
|---|---|---|---|---|---|
| **PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE** | | **Grant Type and Number**<br>Capital Fund Program Grant No: **PA28PO45501-08**<br>Replacement Housing Factor Grant No: | | | **Federal FY of Grant: 2008** |
| ☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:** )<br>☐**Performance and Evaluation Report for Period Ending: 06/30/2008** **Final Performance and Evaluation Report** | | | | | |
| **Line** | **Summary by Development Account** | **Total Estimated Cost** | | **Total Actual Cost** | |
| | | **Original** | **Revised** | **Obligated** | **Expended** |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-08 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2008 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-001 | Boiler replacement/apartments | 14 60 | | 50,000 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45-001** | | | **50,000** | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-08 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** **2008** | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PA28PO45-002 | | | | | | | | |
| WAYNE VILLAGE | A&E Services | 14 30 | | 25,000 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Replace apt. bldg. roof, siding, windows | 14 60 | | 295,281 | | | | |
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| | **TOTAL PA28PO45-002** | | | **320,281** | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

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

| PHA Name: HOUSING AUTHORITY OF THE COUNTY OF GREENE | | **Grant Type and Number** Capital Fund Program Grant No: PA28PO45501-08 P&E Report: 06/30/2008 | | | | **Federal FY of Grant:** 2008 | | |
|---|---|---|---|---|---|---|---|---|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA WIDE | | | | | | | | |
| ADMINISTRATION | Operations | 14 06 | | 30,000 | | | | |
| | | | | | | | | |
| | **TOTAL OPERATIONS** | | | **30,000** | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Salaries | 14 10 | | 30,500 | | | | |
| | Fringe benefits | 14 10 | | 8,000 | | | | |
| | Advertisements | 14 10 | | 2,000 | | | | |
| | | | | | | | | |
| | **TOTAL ADMINISTRATION** | | | **40,500** | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | **TOTAL PA28PO45501-07** | | | **440,781** | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

**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 GREENE | **Grant Type and Number**<br>Capital Fund Program No: PA28PO45501-08<br>P&E Report: 06/30/2008 | **Federal FY of Grant:**<br>2008 |
|---|---|---|

| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
|---|---|---|---|---|---|---|---|
| | Original | Revised | Actual | Original | Revised | Actual | |
| PA28PO45-001-005 | 06/12/2010 | | | 06/12/2012 | | | |
| | | | | | | | |
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## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

# 13. Capital Fund Program Five-Year Action Plan

| **Capital Fund Program Five-Year Action Plan**<br>**Part I: Summary** | | | | | |
|---|---|---|---|---|---|
| PHA Name HOUSING AUTHORITY OF THE COUNTY OF GREENE | | | | **X Original 5-Year Plan-01/01/2009**<br>☐**Revision No:** | |
| Development Number/Name/HA-Wide | Year 1<br>2009 | Work Statement for Year 2<br>FFY Grant: 2010<br>PHA FY: 2010 | Work Statement for Year 3<br>FFY Grant: 2011<br>PHA FY: 2011 | Work Statement for Year 4<br>FFY Grant: 2012<br>PHA FY: 2012 | Work Statement for Year 5<br>FFY Grant: 2013<br>PHA FY: 2013 |
| | Annual Statement | | | | |
| PA28PO45-001/Wbg. Housing | | 309,000 | 407,000 | 681,000 | 888,000 |
| PA28PO45-002/Wayne Village | | 235,000 | 80,000 | 33,000 | 442,000 |
| PA28PO45-003/Thompson Gdns. | | 120,000 | 108,000 | 93,000 | 340,000 |
| PA28PO45-004/Grandview Apts. | | 85,000 | 222,000 | 500,000 | 790,000 |
| PA28PO45-005/Woodside Manor | | 197,000 | 390,000 | 445,000 | 185,000 |
| | | | | | |
| **TOTAL PA28PO45-001-005** | | **946,000** | **1,207,000** | **1,752,000** | **2,645,000** |
| | | | | | |
| PHA ADMINISTRATION | | 124,000 | 145,000 | 185,000 | 210,000 |
| | | | | | |
| **CFP Funds Listed for 5-year planning** | | **1,070,000** | **1,352,000** | **1,937,000** | **2,855,000** |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

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

| Capital Fund Program Five-Year Action Plan<br>Part II: Supporting Pages—Work Activities | | | | | | |
|---|---|---|---|---|---|---|
| Activities for Year 1 2009 | Activities for Year :_2___<br>FFY Grant: 2010<br>PHA FY: 2010 | | | Activities for Year: _3__<br>FFY Grant: 2011<br>PHA FY: 2011 | | |
| | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **See** | **45-001/Wbg.Housing** | Landscape Yards | 50,000 | **45-001/Wbg.Housing** | Parking Lots | 12,000 |
| **Annual** | | Correct Drainage | 100,000 | | Carpeting/Hallway | 10,000 |
| **Statement** | | Replace Garbage Collection Area(elderly) | 20,000 | | Curbs | 5,000 |
| | | Bathroom Shower Renovations(elderly) | 26,000 | | Replace Siding (family) | 200,000 |
| | | Window/Patio Covering/(family) | 75,000 | | Refurbish Hardwood Stairways | 30,000 |
| | | Partition Patio/(family) | 8,000 | | Replace Kitchen/(elderly) | 150,000 |
| | | Privacy Fence/(family) | 30,000 | | | |
| | **Subtotal** | | **309,000** | **Subtotal** | | **407,000** |
| | **45-002/Wayne Village** | Landscape Resident Yards | 35,000 | **45-002/Wayne Village** | Parking Lots | 80,000 |
| | | Fence | 60,000 | | | |
| | | Storage Sheds | 60,000 | | | |
| | | Interior Doors | 80,000 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | **Subtotal** | | **235,000** | **Subtotal** | | **80,000** |
| | | | | | | |
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## 13. Capital Fund Program Five-Year Action Plan

| | | | | |
|---|---|---|---|---|
| Total CFP Estimated Cost | $ continued | | | $ continued |

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

| Activities for Year :__2__<br>FFY Grant: 2010<br>PHA FY: 2010 | | | Activities for Year: _3__<br>FFY Grant: 2011<br>PHA FY: 2011 | | |
|---|---|---|---|---|---|
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **PA-45-003/Thompson Gdns** | Exterior Doors | 120,000 | **PA-45-003/Thompson** | Windows | 72,000 |
| | | | | Awnings | 36,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| **Subtotal** | | **120,000** | **Subtotal** | | **108,000** |
| | | | | | |
| **PA-45-004/Grandview** | Fences | 60,000 | **PA-45-004/Grandview** | Landscape | 62,000 |
| | Provide Porch Gutters | 25,000 | | Correct Drainage | 140,000 |
| | | | | Complex sign | 5,000 |
| | | | | Dryer Vents | 15,000 |
| | | | | | |
| | | | | | |
| **Subtotal** | | **85,000** | **Subtotal** | | **222,000** |
| | | | | | |
| | | | | | |
| | | | | | |
| Total CFP Estimated Cost | | continued | | | continued |

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

| Capital Fund Program Five-Year Action Plan<br>Part II: Supporting Pages—Work Activities | | | | | |
|---|---|---|---|---|---|
| Activities for Year :__2__<br>FFY Grant: 2010<br>PHA FY: 2010 | | | Activities for Year: _3__<br>FFY Grant: 2011<br>PHA FY: 2011 | | |
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **PA-45-005/Woodside Mn** | Windows | 60,000 | **PA-45-005/Woodside Mn** | Exterior Doors | 15,000 |
| | Refrigerators | 19,000 | | Interior Doors | 50,000 |
| | Hall Lighting | 20,000 | | Renovate Kitchens | 325,000 |
| | Paint Common Areas | 8,000 | | | |
| | CommunityRm. Renovations | 90,000 | | | |
| | | | | | |
| | | | | | |
| **Subtotal** | | **197,000** | **Subtotal** | | **390,000** |
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| | | | | | |
| **Total CFP Estimated Cost** | | **946,000** | | | **1,207,000** |

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

| Capital Fund Program Five-Year Action Plan<br>Part II: Supporting Pages—Work Activities | | | | | | |
|---|---|---|---|---|---|---|
| Activities for Year 1 2009 | Activities for Year :_4___<br>FFY Grant: 2012<br>PHA FY: 2012 | | | Activities for Year: _5__<br>FFY Grant: 2013<br>PHA FY: 2013 | | |
| | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **See** | **45-001/Wbg.Housing** | Exterior Doors(family) | 80,000 | **45-001/Wbg.Housing** | Windows/(elderly) | 40,000 |
| **Annual** | | Storage Sheds | 60,000 | | Replace Patio Coverings | 5,000 |
| **Statement** | | Office Renovations | 26,000 | | Int. Doors(family) | 32,000 |
| | | Entry System | 20,000 | | Replace Flooring | 64,000 |
| | | Glass Foyer | 10,000 | | Kitchen Renovations | 100,000 |
| | | Int. Doors | 35,000 | | Bathroom Renovations | 40,000 |
| | | Flooring(elderly) | 50,000 | | Electrical Upgrade | 175,000 |
| | | Kitchens(family) | 200,000 | | Vinyl Flooring/(family) | 100,000 |
| | | Ext. Doors(elderly) | 10,000 | | Ranges/(elderly) | 12,000 |
| | | Roof Replacement | 60,000 | | Roof Replacement/(family) | 200,000 |
| | | Window/Awnings/(family) | 110,000 | | Sidewalks/(family) | 50,000 |
| | | Replace Lighting/(family) | 15,000 | | Sidewalks/(elderly) | 10,000 |
| | | Lighting/(elderly) | 5,000 | | Boiler/HW Heater Replacement/(elderly) | 60,000 |
| | **Subtotal** | | **681,000** | **Subtotal** | | **888,000** |
| | | | | | | |
| | **45-002/Wayne Village** | Window Awnings | 33,000 | **45-002/Wayne Village** | Sidewalks | 30,000 |
| | | | | | Bathroom Renovation | 120,000 |
| | | | | | Flooring(apts) | 72,000 |
| | | | | | Kitchen Renovation | 220,000 |
| | | | | | | |
| | **Subtotal** | | **33,000** | **Subtotal** | | **442,000** |

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

| | | | | |
|---|---|---|---|---|
| Total CFP Estimated Cost | $ continued | | | $ continued |

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

| Activities for Year :__4__<br>FFY Grant: 2012<br>PHA FY: 2012 | | | Activities for Year: _5__<br>FFY Grant: 2013<br>PHA FY: 2013 | | |
|---|---|---|---|---|---|
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **PA-45-003/Thompson Gdns** | Ext. Doors | 60,000 | **PA-45-003/Thompson** | Interior Doors | 60,000 |
| | Ranges | 18,000 | | Sidewalks | 100,000 |
| | Light Poles | 15,000 | | Furnaces | 120,000 |
| | | | | Flooring(apts) | 60,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| **Subtotal** | | **93,000** | **Subtotal** | | **340,000** |
| | | | | | |
| **PA-45-004/Grandview** | Ext. Doors | 80,000 | **PA-45-004/Grandview** | Window Replacement | 80,000 |
| | Roof Replacement | 250,000 | | Awnings | 140,000 |
| | Furnace Replacement | 100,000 | | Vinyl Siding | 100,000 |
| | Interior Doors | 40,000 | | Sidewalks | 75,000 |
| | Refurbish hardware stairways | 30,000 | | Parking Lots | 65,000 |
| | | | | Curbs/Bumpers | 110,000 |
| | | | | Hot Water Tanks | 20,000 |
| | | | | Kitchen Renovations | 200,000 |
| | | | | | |
| **Subtotal** | | **500,000** | **Subtotal** | | **790,000** |

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

| | | | | | |
|---|---|---|---|---|---|
| Total CFP Estimated Cost | continued | | | | continued |

| Capital Fund Program Five-Year Action Plan<br>Part II: Supporting Pages—Work Activities | | | | | |
|---|---|---|---|---|---|
| Activities for Year :__4__<br>FFY Grant: 2012<br>PHA FY: 2012 | | | Activities for Year: _5__<br>FFY Grant: 2013<br>PHA FY: 2013 | | |
| **Development Name/Number** | **Major Work Categories** | **Estimated Cost** | **Development Name/Number** | **Major Work Categories** | **Estimated Cost** |
| **PA-45-005/Woodside Mn** | Apartment Renovations(lighting, flooring) | 375,000 | **PA-45-005/Woodside Mn** | Ranges | 15,000 |
| | Curb Replacement | 45,000 | | Parking Lot | 20,000 |
| | Bathroom(sink cabinets) | 25,000 | | Refurbish Apartment Doors | 50,000 |
| | | | | Furnace Replacement | 100,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| **Subtotal** | | **445,000** | **Subtotal** | | **185,000** |
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| | | | | | |
| **Total CFP Estimated Cost** | | **1,752,000** | | | **2,645,000** |

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

**PHA Policy 3.A.(6)**

**<u>Section from A&O Policy - C6.0 Deconcentration and Income Mixing:</u>**

**1. Objective**

**The Housing Authority of the County of Greene (HACG) shall make every effort possible to provide for deconcentration of poverty and income mixing in its communities by bringing higher income residents into lower income developments and lower income residents into higher income developments.**

**To this extent the HACG shall insure that not less than forty percent (40%) of all new admissions shall be families whose income at the time of their admission does not exceed thirty percent (30%) of the area's median income.**

**The HACG does not intend to utilize and/or impose any specific income or racial quotas nor will the HACG offer incentives for eligible families to occupy units in developments predominately occupied by families having either lower or higher incomes.**

**2. HACG Deconcentration Policy**

**It is the policy of the Housing Authority of the County of Greene (HACG) to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the HACG is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the HACG will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the HACG does not concentrate families with higher income levels, it is the goal of the HACG not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The HACG will track the status of family income, by development, on a regular basis by utilizing income reports generated by the HACG.**

**To accomplish the deconcentration goals the HACG will take the following actions:**

**A. At the beginning of each fiscal year, the HACG will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.**

**B. To accomplish the goals of:**

**1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and,**

**2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the HACG's Tenant Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regards to applicant selection from its waiting list.**

# RESIDENT ADVISORY BOARD-MEMBERSHIP

| | |
|---|---|
| Name(s) of Resident: | Elizabeth Kennedy<br>Ida Henderson<br>Betty Roberts<br>Donna Connelly |
| Method of Selection: | Appointment |

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

| | |
|---|---|
| Name of resident member: | James E. Blake |
| Method of selection: | Appointment |
| Date appointed: | |
| Term expired: | 12/17/2013 |

pa045e01

# HOUSING AUTHORITY OF THE COUNTY OF GREENE
# ANNUAL PLAN, JANUARY 1, 2009 DECEMBER 31, 2009

## PHA PLANS COMPONENT 10(B), VOLUNTARY CONVERSATION REQUIRED INITIAL ASSESSMENT. – OCTOBER 1, 2001

The Housing Authority of the County of Greene has reviewed each covered development contained in its inventory in accordance with 972.200(b) and has concluded the following:

PA-045-001-Scattered Sites; PA-045-002-Wayne Village; PA-045-004-Grandview Drive

The conversion of these developments would be inappropriate because removal of the developments would not meet the necessary conditions for voluntary conversion described at 972.200(c).

a. Three (3) of the developments in Authority inventory are subject to the Required Initial Assessments

b. Two (2) of the developments in Authority inventory are exempt from the Required Initial Assessments

c. The Housing Authority of the County of Greene certifies that it has reviewed each development's operations as public housing and considered the implications of converting the public housing to tenant-based assistance. The PHA has considered factors such as overall cost (PILOT, Maintenance costs, remodeling, accrual, insurance, relocation, demolition), vacancy rate, location of units, PFS, etc. in making this determination. Also, local factors such as rural population scattered in large areas, a large percentage of population relying on public assistance, SSI, and SS as sole income, poor availability of decent, safe, and sanitary housing through private landlords, etc., were all determining elements in the PHA final analysis. The Housing Authority also operates a total of 290 public housing units that include both covered and exempt developments.

d. No PHA developments have been determined to be appropriate for conversion based on the Required Initial Assessments.

e. Required Initial Assessments have been completed.

**Pa045f01**

# Violence Against Women Act
# Policy

OVERVIEW

HUD regulations pertaining to The Violence Against Women Act (VAWA) of 2005 (P.L. 109-162) are contained in HUD Notice PIH 2006-23 and the HUD Federal Register Notice dated March 16, 2007 (Docket No. FR 5056-N-01). HUD Notice PIH 2006-23 requires Housing Authorities to include in their 5-Year Plans 'a statement of the goals, objectives, policies, or programs that will enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking'. The HUD Federal Register Notice requires PHA's to include in their Annual Plans: (1) Any activities, services, or programs provided or offered by any agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, service, or programs provided or offered that helps child or adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; and (3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, or stalking , or to enhance victim safety in assisted families.

Toward meeting this requirement the Housing Authority of the County of Greene has taken the following policy actions:

- The Section 8 Housing Choice Voucher Administrative Plan has been amended to include language supporting the VAWA.

- The Public Housing Admission and Continued Occupancy Policy has been updated and revised to include language supporting the VAWA.

These policy changes assure the following:

1. Public Housing and Section 8 applicants/residents will be provided information explaining the Violence Against Women Act (VAWA) of 2005 and the protections offered assisted housing residents.
2. The Housing Authority will not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for admission or housing assistance.
3. Public Housing and Section 8 applicants/residents who are victims of domestic violence will receive intake and referral services to the local Women's Shelter or other social agencies equipped to deal with short term housing needs.
4. The Housing Authority through the Public Housing program will provide an admission preference to victims of domestic violence.
5. The Housing Authority will consider as high priority a transfer request to another unit by a public housing family member who is the actual or potential victim of a criminal

attack, retaliation for testimony, a hate crime, or domestic violence, dating violence, sexual assault, or stalking.

6. Families may move to another jurisdiction if they hold a Section 8 housing voucher after leaving a unit in violation of the lease if the family moved to protect the safety of a domestic violence victim.
7. A household cannot be evicted from assisted housing for acts of domestic violence of which a member of the household is the victim even if the acts of domestic violence were committed by the household member's guest, another member of the household or other persons under the tenant's control. The Housing Authority has retained the right to terminate the tenancy of any tenant if it can demonstrate an actual and imminent threat to other tenants. The Housing Authority may evict only the wrongdoer and not the entire family in cases of domestic violence.
8. At the request of a tenant or owner (Section 8), the Housing Authority will provide form HUD-50066 Certification of Domestic Violence, Dating Violence or Stalking. On the form the individual certifies that he/she is a victim of domestic violence, dating violence, or stalking, and that the incident or incidences in question are bona fide incidences of such actual or threatened abuse. These forms must be signed and submitted within 14 business days of their request unless an extension is requested and granted and are necessary in determining whether the protections afforded to such individuals under VAWA are applicable. On the certification form, the individual must provide the name of the perpetrator. (Tenants are reminded that the provisions of sections 606 and 607 of the VAWA will not pertain if the 14 business day requirement is not met).

Notwithstanding its title VAWA, all Housing Authority policies in this area are gender neutral, and its protections are available to males who are victims of domestic violence, dating violence or stalking as well as female victims of such violence.

## 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:

| Deconcentration Policy for Covered Developments | | | |
|---|---|---|---|
| **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)]** |
| | | | |
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# STATEMENT OF PROGRESS
# MEETING THE FIVE-YEAR POLICY
# MISSION AND GOALS

The goal of the Housing Authority of the County of Greene (PHA) through this next five year period is to work to continue to improve the quality of life for its housing residents through our PHA and in working closely with local organizations.

The PHA had been involved in a research program supporting a grant through a local college seeking data pertaining to the existing problems surrounding housing issues in our area. Review of relevant government documents and analysis of housing affordability assist in obtaining a positive policy direction for opportunities for the State to further it's working partnership with PHAs to maximize federal resources.

Our housing communities continue to be enhanced with each capital improvement. This is our continued goal to meet the needs and requests of residents and to raise our resident survey scores.

We have instituted more frequent site inspections. Through this action, among others, we strive to offer developments that are decent, safe and sanitary.

We have been supportive in developing policies that offer housing participants a chance to improve their quality of life, to gain economic stability, to move into productive community activities and obtain homeownership.

To further improve our customer service operation-from administration to maintenance-we have established a comprehensive plan which is committed to resident satisfaction. It focuses on enhancing communication between residents and the PHA while meeting HUD requirements and local community needs.

pa045j01

# HOUSING AUTHORITY OF THE COUNTY OF GREENE
# ANNUAL PLAN, JANUARY 1, 2009 - DECEMBER 31, 2009

## PHA PLANS COMPONENT 14, PET POLICY:

The Housing Authority of the County of Greene adopted a 'Pet Rider To Lease' in January, 2001 as an incorporated and integral part of the Authority Lease.

Overview:

Definition of common household pet as permitted therein;
Number of pets permitted per unit;
Pet registration requirements;
Pet responsibility statement;
Security deposit required;
General conditions;
Unit inspection; and,
Pet violations.

The executed Pet Rider to Lease is retained in the resident's file and is reviewed on an annual basis with the resident providing updated information. The pet is also brought to the PHA office on an annual basis to be photographed.

pa045k01

**SECTION 18D. – Substantial Deviation and Significant Amendment/Modification to the PHA Plan.**

PHA definitions of Significant Amendment and/or Modifications to the PHA Annual Plan are synonymous with Final Rule 903.7 (r) (2). The following will be considered as such:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Any change with regard to demolition or disposition, designation, homeownership programs or conversation activities.

The exception to these definitions will be made for any of the above that are adopted to reflect a change in HUD regulatory requirements.

If any significant amendment or modification to the PHA plan is required, the PHA shall submit a revised PHA Plan that has met full public process requirements.