PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0	**PHA Information** PHA Name: **HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA** PHA Code: **PA 038** PHA Type: ☐ Small ☐ High Performing ☒ Standard ☐ HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): **07/2010**
2.0	**Inventory** (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: **1,136** Number of HCV units: **796**
3.0	**Submission Type** ☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only
4.0	**PHA Consortia** ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	**5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.
5.1	**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 for the next five years: **The mission of the Housing Authority of the County of Lackawanna is to be the provider of this area's affordable housing of choice. We own and maintain safe, quality housing in a cost-effective manner. By partnering with others, we offer rental assistance and professional property management services to our 30 communities.**

5.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

A. GOALS & OBJECTIVES FOR FISCAL YEARS 2010 – 2014:

GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING
Objectives:

Apply for additional Rental Vouchers for displaced residents due to demolition of Jessup housing development

GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING
Objectives:

Renovate or modernize public housing units – The Housing Authority will continue to modernize its developments using available CFP funds.

In an effort to expand the Housing Authority's income base, pursue management opportunities with other apartment complexes constructed and operated in Lackawanna County for use by low and moderate income elderly and families under programs using tax credit programs

Continue landscaping program to include tree plantings, shrubs, and flowers

Continue staff participation in available training related to various management/financial functions

GOAL: INCREASE ASSISTED HOUSING CHOICES
Objectives:

Continue to provide voucher mobility counseling

Increase voucher payment standards if we are getting more and more applicants/participants unable to find apartments under the current payment standards

GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)
Objectives:

A goal of the Housing Authority of Lackawanna County is to fully comply with the Violence Against Women Act (VAWA**). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can. Details are in *Attachment A*.**

B. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009:

The following table reflects the progress we have made in achieving our goals and objectives:

GOAL ONE: EXPAND THE SUPPLY OF ASSISTED HOUSING	
Objective	**Progress**
1. Reduce public housing vacancies by 10%	The Housing Authority utilized the total number of vacancies of 263 in fiscal year 2004 as their baseline number. FY 2005 – 245 vacancies = reduction of 7% since 2004 May 2006 – 187 vacancies = reduction of 29% since 2004 March 2007 – 96 vacancies = reduction of 63% since 2004 March 2008 – 44 vacancies = reduction of 83% since 2004 March 2009 – 14 vacancies = reduction of 95% since 2004 March 2010 – 27 vacancies = reduction of 90 % since 2004

GOAL TWO: IMPROVE THE QUALITY OF ASSISTED HOUSING	
Objective	**Progress**
1. Increase customer satisfaction: By being responsive to the needs identified in the Resident Assessment Survey System.	The Housing Authority's most recent RASS score exceeded the threshold in all five components, and in fact exceeded the national average scores. RASS survey is no longer being conducted
2. Renovate or modernize public housing units, as outlined in our Capital Fund Plan	The Housing Authority continues to use available Capital Funds for modernization of the public housing inventory, and has met all obligation and expenditure deadlines.

PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009 – Continued from previous page

GOAL THREE: INCREASE ASSISTED HOUSING CHOICES	
Objective	**Progress**
1. Provide voucher mobility counseling	The Housing Authority provides brochures and program information to potential new landlords describing how the program works and potential benefits to the landlord with participation. In addition, we have developed "The Apartment Locator" as a tool to link families to affordable housing options throughout Lackawanna County. It is a valuable aid for families who are searching for affordable apartments and for owners who wish to market their affordable vacant apartments. The locator offers information about apartment locations, rental prices, accessibility features and amenities.
2. Conduct outreach efforts to potential voucher landlords	The Housing Authority briefs potential landlords on the benefits of the program

GOAL FOUR: PROVIDE AN IMPROVED LIVING ENVIRONMENT	
Objective	**Progress**
1. Implement public housing security improvements: install security cameras at the Agency's elderly high-rise sites as we modernize	The Housing Authority has installed a security system at the Dunmore high-rise. As other high-rises are modernized, additional security cameras will be installed using available CFP funds.

GOAL FIVE: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS	
Objective	**Progress**
1. Increase the number and percentage of employed persons in assisted families: by offering flat rents and encouraging participation in our self-sufficiency program.	Lackawanna Housing offers flat rents at each development. For purposes of determining an increase in the percentage of employed persons Lackawanna Housing will use the increase in the number of households on a flat rent from 2/17/06. 2/17/2006 – 244 families on a flat rent (baseline) 2/1/2007 – 268 families on a flat rent = 10% increase 2/1/2009 – 375 families on a flat rent = 54% increase 2/1/2010 – 395 families on a flat rent = 61% increase

GOAL SIX: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING	
Objective	**Progress**
1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability	It is the policy of the Housing Authority to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the HUD regulations governing Fair Housing and Equal Opportunity. The Housing Authority affirmatively furthers fair housing in the administration of its public housing program.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. Eligibility, Selection, Admissions Policies –

a. When the proposal for the demolition of Jessup is approved, existing residents will need to be relocated. At that time the existing Jessup residents will be given a priority on both the public housing and Housing Choice Voucher waiting lists. (with the exception of units that may be needed for documented emergencies).

b. Per various PIH Notices issued recently, the ACOP and Section 8 Administrative Plan have been updated to include the following provisions:

- Applicants will be provided the opportunity to complete the information on form HUD-92006, Supplement to Application for Federally Assisted Housing. The form gives applicants the option to identify an individual or organization that the Housing Authority may contact and the reason(s) the individual or organization may be contacted.
- The Housing Authority will utilize the US Department of Justice's Dru Sjodin National Sex Offender website as an additional resource. The Dru Sjodin National Sex Offender Database is an online, searchable database, hosted by the Department of Justice, which combines the data from individual state sex offender registries. This will be done at the time of application and at recertification.
- One-time recovery payments generated by the American Recovery and Reinvestment Act (ARRA) are exempt from income.
- Housing Authorities must retain at a minimum the last three years of the form 50058, and supporting documentation, during the term of each assisted lease, and for a period of at least three years from the end of participation date. Electronic retention of form HUD 50058 and HUD 50058-FSS and supporting documentation fulfills the record retention requirement.

c. HACL will add an additional Preference for admission to public housing. Families displaced due to fire or government action (both reasons for displacement must be through no fault of their own)

d. HACL will implement a No-Smoking Policy for all sites.

2. Financial Resources –

a. Continuously changing. A listing of Financial resources is a Supporting Document to the Annual Plan

3. Rent Determinations –

a. Per indicated in the Plan for FY 7/1/2009 and HUD requirements, HACL updated the Flat Rents in the public housing program. Flat Rents will be analyzed annually and adjusted accordingly.

b. **Voucher Payment Standards:** HACL will consider an increase in the voucher payment standards if they are getting more and more Section 8 applicants/participants are unable to find apartments under the current payment standards (Current payment standard is 100% of Fair Market Rent).

4. Operations and Management – No changes

5. Grievance Procedures – No changes

6. Designated Housing for Elderly and Disabled Families –

a. In July/August 2011, HACL will be applying for a two-year renewal of its Designated Housing Plans for 38-07, 38-10, 38-13, 38-14, 38-16, and 38-22 as elderly-only housing. Details are in a Supporting Document available for review.

7. Community Service and Self-Sufficiency – No changes

8. Safety and Crime Prevention – No changes

9. Pets –

a. Added the new language of the Final Rule on Pet Ownership in the 10/27/2008 *Federal Register* related to service animals, support animals, assistance animals, or therapy animals that are used to assist persons with disabilities

10. Civil Rights Certification – No changes

11. Fiscal Year Audit – No changes

12. Asset Management – HACL may regroup some of the developments to specific AMPs

13. Violence Against Women Act (VAWA) – No changes. Details are in **Attachment A**

	(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. **Copies at central office and each AMP.**
7.0	**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.* ***HOPE VI*** **–** **HACL is considering applying for a HOPE VI Revitalization grant for the PA 038-12, Taylor development and PA 38-15, Jermyn development. Details are in a Supporting Document available for review.** ***Mixed-Finance Modernization or Development*** **– If circumstances warrant, HACL may become involved in mixed-finance development** ***Demolition and/or Disposition*** – **HACL will continue working on its application and related processes for the demolition of PA 38-09, Jessup, to be replaced by modular housing. Details are in *Attachment B*.** **HACL may consider applying for the disposition of PA 38-24, Archbald Rehab. Details are in a Supporting Document available for review. Details are in *Attachment B*.** ***Conversion of Public Housing*** – **No current plans for mandatory conversions of the public housing inventory**. ***Section 8 Homeownership Program*** **–** **HACL is administering a Section 8 Homeownership Program. Details are in a Supporting Document available for review.** ***Public Housing Homeownership Program*** **– No current plans for a public housing homeownership program.** ***Project-Based Vouchers*** **– No current plans for additional project-based vouchers.** ***Other*** **– HACL may build four accessible units on available property at PA 38-02, Dunmore.** **HACL may continue converting 0-bedroom units into 1- and/or 2-bedroom units** **HACL may apply for new programs or incremental units if NOFAs are issued by HUD or other appropriate opportunities are presented.**
8.0	**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
8.1	**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. **Attachment C – FY 2010 Capital Fund Program Annual Statement** **Attachment D – FY 2009 Capital Fund Program Performance and Evaluation Report** **Attachment E – FY 2009 Capital Fund Program Performance and Evaluation Report - (2009 Stimulus funding)** **Attachment F – FY 2008 Capital Fund Program Performance and Evaluation Report** **Attachment G – FY 2007 Capital Fund Program Performance and Evaluation Report – Final Report** **Attachment H – FY 2006 Capital Fund Program Performance and Evaluation Report – Final Report** **Attachment I – FY 2009 Replacement Housing Factor Program Performance and Evaluation Report** **Attachment J – FY 2008 Replacement Housing Factor Program Performance and Evaluation Report** **Attachment K – FY 2007 Replacement Housing Factor Program Performance and Evaluation Report**
8.2	**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. **Attachment L – Capital Fund Program Five-Year Action Plan**
8.3	**Capital Fund Financing Program (CFFP).** ☒ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. **As part of the demolition package for Jessup, HACL intends to submit to HUD a proposal for the physical development of the project, as well as an application for approval of a financial plan pursuant to the Capital Fund Financing Program (CFFP).** ***See Attachment M.***

9.0 **Housing Needs**.

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	6,350	4	2	1	1	1	2
Income >30% but <=50% of AMI	5,441	3	1	1	1	1	2
Income >50% but <80% of AMI	6,051	1	1	1	1	1	2
Elderly	8,349	2	2	1	2	1	3
Families with Disabilities	2,734	2	2	1	3	2	3
White	8,364	2	1	1	1	1	2
Black	199	2	1	1	1	1	2
Hispanic	245	2	1	1	1	1	2
Other	107	2	1	1	1	1	2

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:
☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset **(State of the Cities Dataset, 2000)**
☐ American Housing Survey data - Indicate year:
☐ Other housing market study - Indicate year:
☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List – Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	963		150
Extremely low income <=30% AMI	640	67%	
Very low income (>30% but <=50% AMI)	226	23%	
Low income (>50% but <80% AMI)	97	10%	
Families with children	458	48%	
Elderly families	113	12%	
Families with Disabilities	147	15%	
White	806	84%	
Black	148	15%	
Hispanic	209	22%	
Native American	9	1%	
Characteristics by Bedroom Size Public Housing Only)			
0BR	70	7%	53
1BR	382	40%	46
2 BR	349	36%	20
3 BR	130	14%	20
4 BR	32	3%	11
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	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 – Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover (Move-Outs)
Waiting list total	146		150
Extremely low income <=30% AMI	96	66 %	
Very low income (>30% but <=50% AMI)	50	34%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	97	66%	
Elderly families	6	4%	
Families with Disabilities	35	24%	
White	103	71%	
Black	40	27%	
Hispanic	29	20%	
Native American	1	<1%	
Other	1	<1%	

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

9.1 **Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

To address the housing needs of families in the jurisdiction and on the waiting lists, some of the strategies Lackawanna County Housing Authority will strive for include the following:

- **Maintain Section 8 lease-up rates**
- **Apply for additional section 8 units should they become available**
- **Affirmatively market to local non-profit agencies that assist families and individuals with disabilities, elderly families and individuals, and families with children**
- **Continue to renovate the public housing units with available Capital Funds**
- **Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- **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.**

Funding and staffing constraints as well as consultation with the Consolidated Plan Agency and the RAB will impact some of the above activities.

10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. **A complete update for each goal and objective has been included in Section 5.2 B above.** (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The Housing Authority of the County of Lackawanna has adopted a definition of substantial deviation and significant amendment or modification: **A. Substantial Deviation from the 5-year Plan:** A "Substantial Deviation" from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority's Goals and Objectives. This includes changing the Authority's Goals and Objectives. **B. Significant Amendment or Modification to the Annual Plan:** A "Significant Amendment or Modification" to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following: Changes to rent or admissions policies or organization of the waiting list. Additions of non-emergency work items over $50,000 (items not included in the current Annual Statement or 5-Year Action Plan). *An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since HUD does not consider such changes significant amendments.*

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. **(See Attachment N)** (g) Challenged Elements **(See Attachment O)** (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Attachment A

Housing Authority of the County of Lackawanna

Five-Year/Annual Plans
Fiscal Years 07/01/2010 – 07/01/2014

Violence Against Women Act (VAWA) Report

A goal of the Housing Authority of the County of Lackawanna is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing Authority of the County of Lackawanna provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:

> **Through cooperation with the local domestic violence agency and local police departments, any cases of violence as described are referred for assistance. The local domestic violence agencies are:**
>
> > **Women's Resource Center**
> > **Lackawanna County Department of Children & Youth Services**

The Housing Authority of the County of Lackawanna provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing:

> **Program staff at the local domestic violence agencies is aware of our housing programs and make client referrals to our office. Apparently eligible clients are placed on our waiting lists when those lists are on open enrollment. An applicant that is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission. The Housing Authority also has a local preference for victims of domestic violence for admissions to both the public housing and Housing Choice Voucher programs.**
>
> **For persons already living in a public housing or Housing Choice Voucher unit who become victims as described, these are referred to the above-listed domestic violence advocacy groups and the local police departments. A tenant or participant that is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate basis for termination of program assistance, if the tenant or participant is otherwise compliant with terms of assistance.**

The Housing Authority of the County of Lackawanna provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families:

The same methods as described herein are used, making referrals to the above-listed domestic violence advocacy groups for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.

The Housing Authority of the County of Lackawanna has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

All residents and participants have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP) and the Section 8 Administrative Plan have been revised to include screening and termination language related to the Violence Against Women Act. The Public Housing Dwelling Lease has been amended to include this language and will be signed by all residents over the next 12-month period.

Attachment B

Housing Authority of the County of Lackawanna

Annual Plan
Fiscal Year 07/01/2009 – 06/30/2010

Demolition and Disposition
[24 CFR Part 903.7 9 (h)]

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: **Jessup Housing Development** 1b. Development (project) number: **PA-038-009**
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: **Planned for Spring/Summer 2010**
5. Number of units affected: **76** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: **dependent upon application submission/approval date** b. Projected end date of activity: **dependent upon application submission/approval date**

Demolition/Disposition Activity Description
1a. Development name: **Archbald Rehab** 1b. Development (project) number: **PA-038-024**
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: **Planned application during the fiscal year that begins 7/1/2010**
5. Number of units affected: **76** 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: **dependent upon application submission/approval date** b. Projected end date of activity: **dependent upon application submission/approval date**

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	PA26P03850110		
Date of CFFP			
RHF Grant No			
FFY of Grant	2010		
FFY of Grant Approval	2010		
Original Annual Statement	X		
P & E Report			
P & E Report Period Ending			
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850110**	Replacement Housing Factor Grant No:	2010
	Date of CFFP:	0	**FFY of Grant Approval:** 2010

Type of Grant

[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 [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	305,283.00			
3	1408 Management Improvements	46,000.00			
4	1410 Administration (may not exceed 10% of line 21)	152,641.60			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	140,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	14,000.00			
10	1460 Dwelling Structures	222,750.00			
11	1465.1 Dwelling Equipment - Nonexpendable	86,000.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	18,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	20,000.00			
17	1499 Development Activities [4]	100,000.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	300,000.00			
19	1502 Contingency (may not exceeds 8% of line 20)	121,741.40			
20	Amount of Annual Grant: (sum of line 2 - 19)	1,526,416.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850110 Date of CFFP: 0	Replacement Housing Factor Grant No: 0	2010 **FFY of Grant Approval:** 2010

Type of Grant

[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** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/8/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850110 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 31	Operations	1406.00		76320.75				
	Computer Software	1408.00		1,000.00				
	Automated Rent Collection	1408.00	Attach. 1	1,000.00				
	Residents Activities	1408.00	Attach. 1	7,500.00				
	Drug and Crime Prevention	1408.00	Attach. 1	3,000.00				
	Design Fees	1430.00		35,000.00				
	Environmental Hazard Abatement	1460.00	5 Units	2,500.00				
	ADA/504 Accommodations	1460.00	Attach. 2	2,500.00				
	Replace Ranges	1465.10	63	21,500.00				
AMP 32	Operations	1406.00		76,320.75				
	Automated Rent Collection	1408.00	Attach. 1	1,000.00				
	Residents Activities	1408.00	Attach. 1	7,500.00				
	Drug and Crime Prevention	1408.00	Attach. 1	3,000.00				
	Design Fees	1430.00		35,000.00				
	Computer Hardware Upgrade	1475.00	2 Laptops	1,000.00				
	ADA/504 Accommodations	1460.00	Attach. 2	2,500.00				
	Replacement of Water Lines	1450.00	130 ft.	14,000.00				
	Range Replacement	1465.10	63	21,500.00				
	Environmental Hazard Abatement	1460.00	5 Units	2,500.00				
	Replacement of Maint. Equipment	1475.00	2 Tractors	7,500.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850110 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 33	Operations	1406.00		76,320.75				
	Automated Rent Collection	1408.00	Attach. 1	1,000.00				
	Residents Activities	1408.00	Attach. 1	7,500.00				
	Drug and Crime Prevention	1408.00	Attach. 1	3,000.00				
	Design Fees	1430.00		35,000.00				
	Computer Hardware Upgrade	1475.00	2 Laptops	1,000.00				
	ADA/504 Accommodations	1460.00	Attach. 2	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	2,250.00				
	Environmental Hazard Abatement	1460.00	5 Units	2,000.00				
	Range Replacement	1465.10	63	21,500.00				
	Community Room Repairs	1470.00	Attach. 2	20,000.00				
	Relocation Cost	1495.10		20,000.00				
	Development Activities	1499.00		100,000.00				
	Collaterize Debt Services	9000.00		300,000.00				
AMP 34	Operations	1406.00		76,320.75				
	Automated Rent Collection	1408.00	Attach. 1	1,000.00				
	Residents Activities	1408.00	Attach. 1	7,500.00				
	Drug and Crime Prevention	1408.00	Attach. 1	2,000.00				
	Design Fees	1430.00		35,000.00				
	Computer Hardware Upgrade	1475.00	4 Printers	1,000.00				
	ADA/504 Accommodations	1460.00	Attach. 2	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	3,750.00				
	Environmental Hazard Abatement	1460.00	5 Units	3,750.00				
	Range Replacement	1465.10	63	21,500.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850110 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 34	Replacement of Maint. Equipment	1475.00	2 Tractors	7,500.00				
	Window Replacement Archbald 38-06	1460.00	60 Units	90,000.00				
	Replace Floors 38-06	1460.00	30,000 sq. ft.	40,000.00				
	Community Room Repairs	1470.00	Attach. 2	40,000.00				
	Replace Community Room Heating	1475.00		6,000.00				
	System							
AMP 99	Program Administration	1410.00	Attach. 1	152,641.60				
	Contingency	1502.00		121,741.40				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in the Capital Fund Finanical Program.

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Attachment 1 to CFP 2010: PA26P03850110

Narrative to Account 1408

Automated Rent Collection: Implementation of automatic rent collection for Site Managers. This system will allow each Manager to swipe tenants' checks in their office without having to go to the bank.

Computer Software: Upgrade computers and associated software for Site Managers.

Resident Activities: Payments of $15,000.00 to United Neighborhood Centers, Friends of the Poor, and the YMCA. The activities include summer day camp and educational trips.

Drug and Crime Prevention: Payments to Rentgrow and U.S. Investigations for criminal background and credit checks of tenant applications.

Narrative to Account 1410

Program Administration: Represents salaries and benefits for Executive Director, Deputy Director, and Central Office staff, for time spent in collecting and reporting data as well as other administrative duties. Limited to 10% of grant total.

Attachment 2 to CFP 2010: PA26P03850110

Narrative to Account 1450 through 1475

ADA/504 Accommodations: Accessibility for tenants which include and is not limited to: grab bars, access ramps, curb cut outs, and hearing devices for the hearing impaired.

Termite Remediation: Ongoing contracts with either Eurlich or Terminix to protect developments from termite infestation. We also use this for repairs needed to a unit due to termite damage.

Environmental Hazard Abatement: This is used for the abatement and cleanup of asbestos tile, mold removal, and infectious liquids.

Community Room Repairs Dickson City (Veterans Drive):
Remove and replace 22 windows in the Community Room Building. Some of which are plate glass windows, to be removed and closed in for smaller windows, and to be stuccoed (320 sq ft) to match exterior.

Community Building Repairs (Archbald):
Replace (10) windows, doors, floors, and Community Room ceiling.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	**PA26P03850109**		
Date of CFFP			
RHF Grant No			
FFY of Grant	2009		
FFY of Grant Approval	2009		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850109**	Replacement Housing Factor Grant No:	2009
	Date of CFFP:	0	**FFY of Grant Approval:** 2009

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no:)**

[x] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	260,000.00			
3	1408 Management Improvements	44,500.00			
4	1410 Administration (may not exceed 10% of line 21)	154,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00			
10	1460 Dwelling Structures	105,500.00			
11	1465.1 Dwelling Equipment - Nonexpendable	9,200.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	22,500.00			
14	1485 Demolition	105,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	20,000.00			
17	1499 Development Activities [4]	806,077.00			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	1,541,777.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	375,000.00			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs	15,000.00			
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850109 Replacement Housing Factor Grant No: Date of CFFP: 0	2009 **FFY of Grant Approval:** 2009

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	4/08/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850109 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP-31	Operations	1406.00		50,000.00				
	Computer Software	1408.00	Attach. 1	2,375.00				
	Automated Rent Collections	1408.00	Attach. 1	2,000.00				
	Residents Activities	1408.00	Attach. 1	1,750.00				
	Drug and Crime Prevention	1408.00	Attach. 1	5,000.00				
	Design Fees	1430.00		1,250.00				
	Enviromental Hazard Abatement	1460.00	5 Units	3,750.00				
	ADA/504 Accommodations	1460.00	Attach 2	7,500.00				
	Replace Water Lines	1460.00	90 ft.	7,750.00				
	Trim Trees	1450.00	15	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	3,750.00				
	Hard Wire Smoke Alarms	1460.00	40	3,000.00				
AMP-32	Operations	1406.00		50,000.00				
	Computer Software	1408.00	Attach. 1	2,375.00				
	Automated Rent Collections	1408.00	Attach. 1	2,000.00				
	Residents Activities	1408.00	Attach. 1	1,750.00				
	Drug and Crime Prevention	1408.00	Attach. 1	5,000.00				
	Design Fees	1430.00		1,250.00				
	Computer Hardware Upgrade	1475.00	2 Laptops	2,500.00				
	ADA/504 Accommodations	1460.00	Attach 2	7,500.00				
	Replacement of Gas Lines	1460.00	100 ft.	8,750.00				
	Landscape	1450.00	500 sq. ft.	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	3,750.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850109 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP-32	Enviormental Hazard Abatement	1460.00	5 Units	3,750.00				
	Replacement of Maint. Equipment	1475.00	2 tractors	7,500.00				
	Hard Wire Smoke Alarms	1460.00	30	2,000.00				
AMP-33	Operations	1406.00		80,000.00				
	Computer Software	1408.00	Attach. 1	2,375.00				
	Automated Rent Collection	1408.00	Attach. 1	2,000.00				
	Residents Activities	1408.00	Attach. 1	1,750.00				
	Drug And Crime Prevention	1408.00	Attach. 1	5,000.00				
	Design Fees	1430.00		1,250.00				
	Computer Hardware Upgrade	1475.00	2 laptops	2,500.00				
	ADA/504 Accommodations	1460.00	Attach. 2	10,500.00				
	Replace Water Lines	1460.00	100 ft.	8,750.00				
	Trim Trees	1450.00	15	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	3,250.00				
	Enviromental Hazard Abatement	1460.00	5 Units	3,750.00				
	Appliance Replacement	1465.10	20	8,000.00				
	Upgrade Key System	1465.10	3 Locksets	600.00				
	Hard Wire Smoke Alarms	1460.00	24	2,000.00				
PA38-09	Demolish 7 Units	1485.00		105,000.00				
	Relocation Cost	1495.10		20,000.00				
	Development Activities	1499.00		806,077.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850109 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP-34	Operations	1406.00		80,000.00				
	Computer Software	1408.00	Attach. 1	2,375.00				
	Automated Rent Collection	1408.00	Attach. 1	2,000.00				
	Residents Activities	1408.00	Attach. 1	1,750.00				
	Drug and Crime Prevention	1408.00	Attach. 1	5,000.00				
	Design Fees	1430.00		1,250.00				
	Computer Hardware Upgrade	1475.00	4 Printers	2,500.00				
	ADA/504 Accommodations	1460.00	Attach. 2	7,500.00				
	Replacement of Gas Lines	1460.00	150 ft.	8,750.00				
	Landscape	1450.00	500 sq. ft.	2,500.00				
	Termite Damage Repairs	1460.00	Attach. 2	3,750.00				
	Enviromental Hazard Abatement	1460.00	5 Units	3,750.00				
	Upgrade Key System	1465.10	3 Locksets	600.00				
	Replacement of Maint. Equipment	1475.00	2 Tractors	7,500.00				
	Hard Wire Smoke Alarms	1460.00	24	2,000.00				
AMP-99	Program Administration	1410.00		154,000.00				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Attachment 1 to CFP 2009: PA26PO3850109

Narrative to Account 1408

Automated Rent Collection: Implementation of automatic rent collection for site Managers. This system will allow each Manager to swipe tenants check in their office without going to bank.

Computer Software: Upgrade computers and associated Software for site Managers.

Resident Activities: Payments of $15,000.00 to United Neighbor Center, Friends of the Poor and the YMCA. The activities include, summer day camp and educational trips.

Drug and Crime Prevention: Payments to Rent Grow and U.S. Investigations for criminal background and credit checks of tenant applications.

Attachment 2 to CFP 2009: PA26PO3850109

Narrative to Account 1450 thru 1475

ADA/504 Accommodations: Accessibility for tenants which include and is not limited to, grab bars, access ramps, curb cut outs and hearing devises for hearing impaired.

Termite Remediation: Ongoing contracts with either Eurlich or Termix to protect developments from termite infestation. We also use this for repairs needed to a unit do to Termite damage.

Environmental Hazard Abatement: This is used for the abatement and cleanup of asbestos tile, mold removal and infectious liquids.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna
					is not participating in the
					Capital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	**PA26S03850109**		
Date of CFFP			
RHF Grant No			
FFY of Grant	2009-ARRA		
FFY of Grant Approval	2009		
Original Annual Statement			
P & E Report	X		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement	X	**Revision No**	1
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26S03850109**	Replacement Housing Factor Grant No:	2009-ARRA
	Date of CFFP:	0	**FFY of Grant Approval:** 2009

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [X] **Revised Annual Statement (revision no:** 1 **)**

[X] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	200,000.00	200,000.00	200,000.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000.00	62,000.00	60,033.07	5,769.24
8	1440 Site Acquisition				
9	1450 Site Improvement	610,763.00	513,997.54	246,353.00	240,583.89
10	1460 Dwelling Structures	1,147,000.00	1,324,765.46	1,145,608.29	402,384.10
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures	42,000.00			
13	1475 Non-dwelling Equipment	26,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	2,100,763.00	2,100,763.00	1,651,994.36	648,737.23
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26S03850109 Date of CFFP: 0	Replacement Housing Factor Grant No: 0	2009-ARRA **FFY of Grant Approval:** 2009

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [X] **Revised Annual Statement (revision no:** 1 **)**

[X] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [ ] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/08/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26S03850109	CFFP (Yes/No): No		2009-ARRA
	Replacement Housing Factor Grant No: 0			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 31								
38-01	Upgrade bathrooms	1460.00	24	70,000.00	49,000.00			Approved 5 yr plan
38-12	Upgrade bathrooms	1460.00	54	65,000.00	44,600.00			Approved 5 yr plan
38-01	Replace walks, site drainage	1450.00	12,000 sf	170,000.00	133,713.00	133,713.00	120,341.70	Approved 5 yr plan
38-01	Hardwire smoke alarms	1460.00	60	19,000.00	17,000.00	19,275.50		Revised 5 yr plan
38-08	Replace walks	1450.00	16,400sf	300,000.00	155,700.00		18,866.25	Approved 5 yr plan
38-01	Upgrade exterior lighting	1450.00	30		66,915.00	66,915.00	60,223.51	Approved 5 yr plan
38-01	Replace roofs	1460.00	15,650 sf		52,000.00			Approved 5 yr plan
	Fees and costs	1430.00		50,000.00	40,000.00	40,000.00	1,266.26	
	Program Administration	1410.00		50,000.00	50,000.00	50,000.00		
	Non dwelling equipment	1475.00		6,500.00				
AMP 32								
38-02	Curb cutout ADA/504	1450.00	15		15,500.00			Approved 5 yr plan
38-04	Site drainage	1450.00	6,900 sf	75,000.00	45,725.00	45,725.00	41,152.43	Approved 5 yr plan
38-17	New siding, insulation, entry roofs	1460.00	650,000 sf	95,000.00	131,000.00	120,000.00		Approved 5 yr plan
38-17	Replace windows	1460.00	225	95,000.00	73,000.00	71,400.00		Approved 5 yr plan
38-18	New siding, insulation, entry roofs	1460.00	500,000 sf	80,000.00	123,987.92	185,700.00		Approved 5 yr plan
	Fees and costs	1430.00		12,000.00	11,000.00	10,033.07	1,208.93	
	Non dwelling equipment	1475.00		6,500.00				
	Program Administration	1410.00		50,000.00	50,000.00	50,000.00		

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26S03850109	CFFP (Yes/No): No		2009-ARRA
	Replacement Housing Factor Grant No: 0			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 33								
38-07	Replace roofs	1460.00	18,750 sf		58,000.00	105,800.00		Approved 5 yr plan
38-10	Replace roofs	1460.00	8,800 sf	40,000.00		20,480.00	20,480.00	Completed
38-10	Upgrade exterior community bldg	1470.00	300 sf	42,000.00				Approved 5 yr plan
38-10	Upgrade bathrooms	1460.00	19		43,500.00			Approved 5 yr plan
38-10	Replace windows	1460.00	131		69,500.00			Approved 5 yr plan
	Fees and costs	1430.00		3,000.00	3,000.00	3,000.00		
	Program Administration	1410.00		50,000.00	50,000.00	50,000.00		
	Non dwelling equipment	1475.00		6,500.00				
AMP 34								
	Fees and costs	1430.00		10,000.00	8,000.00	7,000.00	3,294.05	
38-13	Replace roofs	1460.00	21,210 sf	65,000.00	39,000.00	39,000.00	39,000.00	Completed
38-13	Upgrade siding	1460.00	25,000 sf	35,000.00	29,000.00	31,422.00	28,279.78	Approved 5 yr plan
38-13	Landscaping	1450.00	7,250 sf	21,763.00	12,444.54			Revised 5 yr plan
38-13	Replace windows hi rise	1460.00	131	195,000.00	72,000.00	68,900.00		Approved 5 yr plan
38-13	0 BR to 1 BR conv hi rise	1460.00	8 to 4	263,000.00	236,000.00	255,800.00	86,793.53	Revised 5 yr plan
38-13	Replace windows family units	1460.00	195		60,000.00			Approved 5 yr plan
38-05	Replace roofs	1460.00	25,000 sf	70,000.00	123,977.54	124,639.54	124,639.54	Completed
38-06	Replace roofs	1460.00	15,500 sf	55,000.00	103,200.00	103,191.25	103,191.25	Completed
38-15	Blacktop walks	1450.00	9,900 sf	44,000.00	84,000.00			Approved 5 yr plan
	Program Administration	1410.00		50,000.00	50,000.00	50,000.00		
	Non dwelling equipment	1475.00		6,500.00				

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[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Attachment 1 to ARRA 2009: PA26S03850109

Bathroom Replacement: includes but not limited to, install new sheet goods, tub walls, tub wall fiberglass kit, shower faucet, medicine cabinet, vanity with sink and faucet, fan light and exhaust fan.
Roofs: replace plywood, replace shingles with 30 year, install new gutters and downspouts as needed.
Entry Roofs: construct roofs over entry doors to apartments.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2009-ARRA

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in the Capital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	**PA26P03850108**		
Date of CFFP			
RHF Grant No			
FFY of Grant	2008		
FFY of Grant Approval	2008		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850108** Replacement Housing Factor Grant No: Date of CFFP:	2008 **FFY of Grant Approval:** 2008

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no:)**

[x] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds	308,355.00	308,355.00	308,355.00	308,355.00
2	1406 Operations (may not exceed 20% of line 21)[3]	67,500.00	95,000.00	95,000.00	73,017.91
3	1408 Management Improvements	154,177.00	154,177.00	154,177.00	154,177.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	245,000.00	210,000.00	199,775.88
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00	195,774.00	185,870.19	162,055.70
10	1460 Dwelling Structures	482,604.00	314,850.00	291,126.81	229,960.80
11	1465.1 Dwelling Equipment - Nonexpendable	21,500.00	28,000.00	28,000.00	18,871.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	30,000.00	77,621.00	77,471.00	58,064.00
14	1485 Demolition	116,000.00			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA	226,641.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)		123,000.00		
20	Amount of Annual Grant: (sum of line 2 - 19)	1,541,777.00	1,541,777.00	1,350,000.00	1,138,792.77
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	45,000.00	67,000.00	67,000.00	23,013.39
23	Amount of line 20 Related to Security - Soft Costs	32,500.00	12,000.00		
24	Amount of line 20 Related to Security - Hart Costs	1,500.00			
25	Amount of line 20 Related to Energy Conservation Measures	100,000.00	168,223.35	149,747.00	127,009.33

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850108	Replacement Housing Factor Grant No:	2008
	Date of CFFP: 0	0	**FFY of Grant Approval:** 2008

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/08/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	PA26P03850108	CFFP (Yes/No): No	2008
	Replacement Housing Factor Grant No:	0		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
HA-Wide	Operations	1406.00		308,355.00	308,355.00	308,355.00	308,355.00	Completed this Grant
HA-Wide	MGMT. Improvements							
	Computer Software	1408.00	See Attach.1	10,000.00	15,000.00	15,000.00	11,167.85	Completed this Grant
	Automated Rent Collection	1408.00	See Attach. 1	25,000.00				
	Resident Activities	1408.00	See Attach.1	7,500.00	40,000.00	40,000.00	40,000.00	Completed this Grant
	Drug and Crime Prevention	1408.00	See Attach. 1	25,000.00	12,000.00	12,000.00	2,227.80	Ongoing
	Technical Assistance	1408.00			28,000.00	28,000.00	19,622.26	Ongoing
HA-Wide	Program Administration	1410.00	NA	154,177.00	154,177.00	154,177.00	88,692.48	Ongoing
HA-Wide	Design Fees	1430.00	NA	125,000.00	245,000.00	210,000.00	199,775.88	Ongoing
HA-Wide	Contingency	1502.00	NA		123,000.00			
HA-Wide Dept.	CFP Subsidizied Bond Service (annual Pymt)	1501.00	NA	226,641.00				Moved to other line items
HA-Wide	Physical Improvements							
	Appliance Replacement	1465.10	36 Refrigerators	20,000.00	25,000.00	25,000.00	16,421.00	completed
	Trim Trees	1450.00	20 Trees	10,000.00				Trans to AMPS
	ADA/504 Accommodations	1460.00	see attach 2	50,000.00				Trans to AMPS
	Hardwire Smoke Alarms/Battery backup	1460.00	300 Units	20,000.00				Moved to other line items
	Termite Damage	1460.00	see attach 2	15,000.00				Moved to other line items
	Enviormental Hazard Abatement	1460.00	see attach 3	15,000.00				Moved to other line items
	Upgrade Key System	1465.10	6 Locksets	1,500.00				Moved to other line items

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	PA26P03850108	CFFP (Yes/No): No	2008
	Replacement Housing Factor Grant No:	0		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
HA-Wide		1475.00						
	Ongoing Replacement of Maintenance Equip.	1475.00	5 Garden Tractors	20,000.00				Moved to AMP2
	Computer Hardware Upgrade	1475.00	6 Laptops	10,000.00				Trans. To other lines
PA38-06	**AMP34-Archbald**							
	Bathroom Upgrades (See Attachments 3)	1460.00	25 Units	90,000.00	25,000.00	25,000.00	19,604.68	from YR 2013 in 09 plan
	Enviornmental Hazard Abatement	1460.00			1,200.00	800.00	800.00	
	Roof Vents	1460.00			25,000.00	25,000.00	1,864.75	from YR 2013 in 09 plan
	Electric Updates	1450.00			700.00	700.00	349.00	from YR 2013 in 09 plan
	Trim Trees	1450.00			4,000.00	4,000.00	3,950.00	from YR 2013 in 09 plan
PA38-09	**AMP33- Jessup**							
	Foundation Work	1460.00			3,967.00	3,967.00	3,967.00	From YR 2010 in 09 plan
	Demolish 76 units	1485.00	76 Units	116,000.00				Planned for Future Grants
	Roof Repair/Replace	1460.00			6,500.00	5,500.00	300.00	From YR 2010 in 09 plan
	Earth/concrete work	1450.00			6,000.00	6,000.00	5,500.30	From YR 2010 in 09 plan
PA38-16	**AMP33- Dickson City**							
	Attic Thermostats	1460.00			2,500.00	2,500.00	175.23	From YR 2010 in 09 plan
	Power Wash Paint Ext.	1460.00			12,000.00	12,000.00	9,390.00	From YR 2010 in 09 plan
	AMP31-Kennedy							
	Replace Walks ADA	1450.00			12,000.00	10,000.00	9,150.64	From YR 2010 in 09 plan
PA38-12	Roofs (See Attachement 3)	1460.00	700 sq.	292,604.00				Planned for future Grants

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[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850108 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2008

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA38-12	Bathroom Renovations	1460.00			63,000.00	57,415.00	44,936.00	from YR 2010 09 Plan
	Fence Replacement	1450.00			4,000.00	4,000.00	1,125.00	from YR 2010 09 Plan
	Porch Replacement	1460.00			5,500.00	5,500.00	2,975.00	from YR 2010 09 Plan
PA38-03	**AMP 31-Moosic**							
	Replace Stones & Walls	1460.00			4,000.00	4,000.00	3,680.00	From YR 2010 09 from Paving
PA38-02	**AMP 32 Dunmore**							
	Roof Replacement (in 5yr plan)	1460.00			5,000.00	5,000.00	4,412.00	From YR 2011 in 09 Plan
	Improve Drainage	1450.00			2,200.00	2,200.00	2,200.00	From YR 2011 in 09 Plan
	Upgrader Lighting Community Room	1450.00			6,100.00	6,100.00	3,825.00	From YR 2011 in 09 Plan
	Remove Replace Sidewalks ADA	1450.00			7,000.00	7,000.00	6,300.00	From YR 2011 in 09 Plan
PA38-22	**AMP 32 Dunmore Highrise**							
	PTAC Units	1465.00			3,000.00	3,000.00	2,450.00	From YR 2011 in 09 Plan
	Handicap Curb Cutouts	1450.00			10,000.00	10,000.00	5,789.20	From YR 2011 in 09 Plan
	Removal of wall Completed	1450.00			3,000.00	2,950.00	2,948.00	From YR 2011 in 09 Plan from walks
	(2) 2009 Ford trucks used chevy truck	1475.00			46,214.00	46,214.00	46,214.00	From YR 2011 in 09 Plan
PA38-13	**AMP 34 Blakley**							
	Repair Water Main Break	1450.00			10,000.00	9,535.00	9,535.00	From YR 2013 in 09 plan upg site drain
	Replace Steel Doors	1460.00			4,100.00	3,200.00	3,200.00	From YR 2013 in 09 plan
	Install Light Pole at High rise	1450.00			5,700.00	5,500.00	5,400.00	From YR 2013 in 09 plan
	Install Asphalt/seal edges	1450.00			1,800.00	351.63	200.00	From YR 2013 in 09 plan bitm
PA-38-04	**AMP 32 Kimberly**							
	Canopies	1460.00			59,151.65	59,151.65	56,066.65	From YR 2011 in 09 Plan

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	PA26P03850108	CFFP (Yes/No): No	2008
	Replacement Housing Factor Grant No:	0		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
	AMP 32 Kimberly							
	Replace Curbing	1460.00			59,151.65	59,151.65	56,066.65	From YR 2011 in 09 plan
	Basketball Hoop/Backboard	1450.00			1,300.00	1,261.95	1,261.95	From YR 2011 in 09 plan
PA38-14	5 Zero Turn Riding Mowers	1475.00	5 garden tractors		12,000.00	11,850.00	11,850.00	From YR 2011 in 09 plan
	AMP 33 Cole Village							
	Trim Trees	1450.00			3,000.00	3,000.00	3,000.00	From YR 2012 in 09 plan
PA38-17	Install Water Service	1450.00			31,059.00	31,059.00	31,059.00	From Demolition
	Roof Replacement (in 5yr plan)	1460.00			4,250.00	3,850.00	12,250.00	From YR 2012 in 09 plan
	AMP 32 Throop							
	Repair Wtr main break from upgde test utilitie	1450.00			25,665.00	25,665.00	25,665.00	From YR 2011 in 09 plan
PA38-12	Locate/repair water main break	1450.00			10,000.00	10,000.00		From YR 2011 in 09 plan
PA38-24	Concrete Curbing	1450.00			3,650.00	3,650.00	3,650.00	From YR 2011 in 09 plan
	Install Handicap Ramp	1450.00			2,500.00	2,500.00	2,500.00	From YR 2011 in 09 plan
	AMP 34 Archabald							
	Roof Replacements (in 5 yr plan)	1460.00			5,385.00	770.00	770.00	From YR 2013 in 09 plan
	Foundation work	1460.00			42,407.00	42,407.00	42,407.00	From YR 2013 in 09 plan
PA38-01	Power wash paint ext	1460.00			4,450.00	4,450.00	3,575.00	From YR 2013 in 09 plan
	Replace Showers	1460.00			6,000.00	2,260.59	2,260.59	From YR 2013 in 09 plan
	AMP 31 Taylor							
	Trim Trees	1450.00			2,150.00	2,150.00	2,150.00	From yr 2010 in 09 plan

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	PA26P03850108	CFFP (Yes/No): No	2008
	Replacement Housing Factor Grant No:	0		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
	AMP 31 Taylor							
	Repair Wtr Main Break from Laundry Upgrade	1450.00			6,400.00	6,400.00	6,400.00	From yr 2010 in 09 plan
	Demo & haul Garbage bins (Laundry upgrade)	1450.00			3,850.00	3,850.00	3,850.00	From yr 2010 in 09 plan
PA38-08	Upgrade Exterior Lighting	1450.00			1,500.00	960.00	960.00	From yr 2010 in 09 plan
	Replace Electric Meters	1460.00			3,466.23	3,500.00	3,466.33	From yr 2010 in 09 plan
	AMP 31 Old Forge							
	Trim Trees	1450.00			4,000.00	1,600.00	1,600.00	From yr 2010 in 09 plan
	Repave Walks	1450.00			4,300.00	2,900.00	2,900.00	From yr 2010 in 09 plan
	Upgrade Electric System	1460.00			18,133.02	10,615.57	10,615.57	From yr 2010 in 09 plan
	Replace steel Doors	1460.00			15,040.00	15,040.00	15,040.00	From yr 2010 in 09 plan
	Repair Water ain Break from Laundry Upgrade	1450.00			9,000.00	8,827.61	8,827.61	From yr 2010 in 09 plan
	AMP 33 Olyphant							
	Replace Handicap Ramps	1450.00			3,500.00	3,500.00	1,750.00	From Demolition
	Maint. Garage Roof Repairs	1450.00			7,000.00	6,460.00	6,460.00	From Demolition
PA38-02	**AMP 02 Dunmore Maint.**							
	2010 Ford Escape	1475.00			19,407.00	19,407.00		From YR 2011 in 09 plan

Attachment 1 to CFP 2008: PA26PO3850108

Narrative to Account 1408

Automated Rent Collection: Implementation of automatic rent collection for site Managers. This system will allow each Manager to swipe tenants check in their office without going to bank.

Computer Software: Upgrade computers and associated Software for site Managers.

Resident Activities: Payments of $40,000.00 to United Neighbor Center ($15,000), Friends of the Poor ($5,000) and the YMCA ($20,000). The activities include, summer day camp and educational trips.

Drug and Crime Prevention: Payments to Rent Grow and U.S. Investigations for criminal background and credit checks of tenant applications.

Attachment 2 to CFP 2008: PA26PO3850108

Narrative to Account 1450 thru 1475

ADA/504 Accommodations: Accessibility for tenants which include and is not limited to, grab bars, access ramps, curb cut outs and hearing devises for hearing impaired.

Termite Damage: Use this for repairs needed to a unit do to Termite damage repairs.

Environmental Hazard Abatement: This is used for the abatement and cleanup of asbestos tile, mold removal and infectious liquids.

Attachment 3 to CFP 2008: PA26P03850108
Narrative to Account 1460

Bathroom Upgrades: includes but not limited to install new sheet goods, tub walls, tub wall fiberglass kit, shower faucet, medicine cabinet, vanity with sink and faucet.

Roofs: replace plywood, replace shingles with 30 year, install new gutters and downspouts as needed.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
	6/12/2010		6/12/2012		

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in theCapital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	**PA26P03850107**		
Date of CFFP			
RHF Grant No			
FFY of Grant	2007		
FFY of Grant Approval	2007		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report	x		

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850107**	Replacement Housing Factor Grant No:	2007
	Date of CFFP:	0	**FFY of Grant Approval:** 2007

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no:)**

[x] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [x] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	185,000.00	185,000.00	185,000.00	185,000.00
3	1408 Management Improvements	67,500.00	65,496.33	65,496.33	65,496.33
4	1410 Administration (may not exceed 10% of line 21)	160,000.00	152,774.30	152,774.30	152,774.30
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000.00	35,916.29	35,916.29	35,916.29
8	1440 Site Acquisition				
9	1450 Site Improvement	383,000.00	622,611.04	622,611.04	622,611.04
10	1460 Dwelling Structures	140,000.00	427,140.53	427,140.53	427,140.53
11	1465.1 Dwelling Equipment - Nonexpendable	51,000.00	7,786.00	7,786.00	7,786.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00	31,018.51	31,018.51	31,018.51
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA	355,139.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	36,104.00			
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	1,527,743.00	1,527,743.00	1,527,743.00	1,527,743.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	375,000.00	14,322.66	14,322.66	14,322.66
23	Amount of line 20 Related to Security - Soft Costs		2,363.20	2,363.20	2,363.20
24	Amount of line 20 Related to Security - Hart Costs	15,000.00	95,712.00	95,712.00	95,712.00
25	Amount of line 20 Related to Energy Conservation Measures		41,976.31	41,976.31	41,976.31

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850107**	Replacement Housing Factor Grant No:	2007
	Date of CFFP: 0	0	**FFY of Grant Approval:** 2007

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [x] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/8/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850107	CFFP (Yes/No): No		2007
	Replacement Housing Factor Grant No: 0			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
HA-Wide	Operations	1406.00		185,000.00	185,000.00	185,000.00	185,000.00	Completed this Grant
HA-Wide	MGMT Improvements							
	Computer Software	1408.00		10,000.00	0.00	0.00	0.00	Moved to Tech Assist
	Automated Rental Collection	1408.00		25,000.00	3,036.00	3,036.00	3,036.00	Moved Excess to Resident Activities
	Resident Activities	1408.00		7,500.00	45,000.00	45,000.00	45,000.00	See Attachment 1
	Drug and Crime Prevention	1408.00		25,000.00	3,077.45	3,077.45	3,077.45	Moved $11500 to Res Activ$2000 to Tech Assist
	Technicial Assistance	1408.00			14,382.88	14,382.88	14,382.88	From Comp Software and Drug/Crime
HA-Wide	Program Administration	1410.00		160,000.00	152,774.30	152,774.30	152,774.30	Ongoing
HA-Wide	Fees & Costs	1430.00		125,000.00	35,916.29	35,916.29	35,916.29	Trans $98000 to Roof Repl 38-01
HA-Wide	Contingency	1502.00		36,104.00				Roof Replace 38-12
HA-Wide	CFP Subsidized Bond Service	1501.00		355,139.00				$229500 to PA38-07 Walks & Drainage
								$37869 to Curbs Sidewalks 38-06
HA-Wide	Physicial Improvements							
	Appliance Replacements	1465.10	4 Stoves 4 Refrig	50,000.00	7,786.00	7,786.00	7,786.00	Trans $22000 to Trim Trees Landscape
	Trim Trees/Landscape	1450.00	See Attach 1	1,000.00	15,550.00	15,550.00	15,550.00	Trans $5500 from Contingency
	On Demand Modernization	1460.00		50,000.00				Trans $47500 tp Bath Replace 38-04 $2500 38-15
	Termite Damage Repair	1460.00		15,000.00	0.00	0.00	0.00	Trans to Replace Maint Equipt
	Enviornmental Hazard Abatement	1460.00	See Attach 1	30,000.00	22,851.50	22,851.50	22,851.50	Trans $13000 to Repl Maint Equipt
	Upgrade Key system	1465.10		1,000.00				Trans to Replace Maint Equipt
	Ongoing Replace of Maint Equipt	1475.00	See Attach 1	15,000.00	31,018.51	31,018.51	31,018.51	ongoing
	Computer Hardware Upgrade	1475.00		10,000.00				Trans to Roof Replacement

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850107	CFFP (Yes/No): No		2007
	Replacement Housing Factor Grant No: 0			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 1	1,3,8,12							
PA38-01	AMP 1 Roosevelt							
	Electric Upgrade	1460.00	1 Meter Box		2,335.92	2,335.92	2,335.92	From 2009 5yr Action Plan
	Sub Surface Water, Walks, Blacktop	1450.00	120 sq ft	150,000.00	3,875.00	3,875.00	3,875.00	Completed. From 2009 5 yr Plan
PA38-12	Roof Replacement (Emergency Leaks)	1460.00	44479 sq ft		73,389.59	73,389.59	73,389.59	From Contingency this Grant
	Roof Replacement (Emergency Leaks)	1460.00	15021 sq ft		24,915.60	24,915.60	24,915.60	From Contingency this Grant
	Furnace Replacement	1460.00	1 unit		452.39	452.39	452.39	From 2010 5yr Action Plan
PA38-08	Door Replacement	1460.00	6 doors		758.91	758.91	758.91	From 2009 5yr Action Plan
	Door Replacement	1460.00	1 comm bldg		125.00	125.00	125.00	From 2009 5yr Action Plan
PA38-12	Brick Repointing	1460.00	410 sq ft		7,830.00	7,830.00	7,830.00	From 2010 5yr Action Plan
AMP 2	2,4,17,18,22							
PA38-02	Community Center Columns	1450.00			3,685.00	3,685.00	3,685.00	
PA38-04	Bathroom Replacements	1460.00	24 baths		78,332.30	78,332.30	78,332.30	From 2011 5 year plan
	Roof Replacement	1460.00	30 sq ft		1,419.30	1,419.30	1,419.30	From 2011 5 year plan
PA38-18	Landscape, Drainage Basins	1450.00	10 ft by 10 ft		4,441.67	4,441.67	4,441.67	From 2009 5yr Action Plan
	Pole Lights & Boulders	1450.00			3,500.00	3,500.00	3,500.00	
	Pave Parking Lots Impr Drainage	1450.00	600 sq ft		28,710.18	28,710.18	28,710.18	From 2009 5 yr plan Upgrade Drainage
	Boiler Replacement	1460.00	1 boiler		3,355.00	3,355.00	3,355.00	From 2009 5yr Action Plan
PA38-17	Replace Gas Boilers	1460.00			2,649.00	2,649.00	2,649.00	From 2009 5yr Action Plan
	Door Replacement	1460.00			865.00	865.00	865.00	From 2009 5yr Action Plan resolve egress
PA38-22	Roof Replacement	1460.00	2550 sq ft		4,357.50	4,357.50	4,357.50	From 2011 5 year plan
	Repair Convector (Emergency)	1460.00	5 units		14,425.00	14,425.00	14,425.00	From Contingency
	Retaining Wall	1460.00	750 sq ft		76,365.00	76,365.00	76,365.00	Completed this Grant from Bond Pymt Line item
	Custom Awning	1460.00	1 entrance awning		2,350.00	2,350.00	2,350.00	From Contingency
	Replace Heating Pipes	1460.00			6,960.00	6,960.00	6,960.00	From Contingency

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[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	PA26P03850107	CFFP (Yes/No): No	2007
	Replacement Housing Factor Grant No:	0		

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
AMP 3	7,9,10,14,16							
PA38-07	Boiler Upgrade	1460.00	main boiler		1,817.32	1,817.32	1,817.32	From 2010 5 yr action plan Upgrade heat
Olyphant	Upgrade Walks & Drainage	1450.00	24300 sq ft	60,000.00	229,093.94	229,093.94	229,093.94	From Bond Service this Grant
PA38-09	Roof Facia Gutter Replacement	1460.00	120 lin ft		4,585.45	4,585.45	4,585.45	From 2010 5 yr action plan
	Bathroom Replacement	1460.00	1 bath tub surround		629.64	629.64	629.64	From 2010 5 yr action plan
	Door Replacement	1460.00	1 door		800.00	800.00	800.00	From 2010 5 yr action plan
PA38-10	Door Replacement	1460.00	4 doors		2,910.00	2,910.00	2,910.00	From 2010 5 yr action plan
	Install Door Access system	1450.00	main entrance		1,500.00	1,500.00	1,500.00	
	Upgrade Sidewalks	1450.00		65,000.00				
	Upgrade Exterior Lighting	1450.00	44 lights	98,000.00	95,712.00	95,712.00	95,712.00	completed
PA38-14	Wash/Dry Hookups Emer Tenant Complaints	1460.00	2 hookups		2,074.72	2,074.72	2,074.72	From Contingency this grant
	Roof Replacement (Emergency)	1460.00	610 sq ft		3,878.00	3,878.00	3,878.00	From Contingency this grant
AMP 4	5,6,13,15,24							
PA38-05	Roof Replace Community Bldg	1450.00	2159 sq ft		3,562.00	3,562.00	3,562.00	From 2011 5 yr plan
	Underground Drainage	1450.00	75 lin ft		4,600.00	4,600.00	4,600.00	From 2011 5 yr plan Site Drainage
PA38-06	Replace Vent Heaters	1460.00	2 rinnai units		4,525.00	4,525.00	4,525.00	From 2012 5 yr plan
	Bathroom Renovations	1460.00			51,964.42	51,964.42	51,964.42	
	Floor Replacement (Termites)	1460.00			7,350.00	7,350.00	7,350.00	
	Curbs & Sidewalks	1450.00	14160 sq ft		204,435.25	204,435.25	204,435.25	From 2012 5 yr plan
PA38-13	Master HVAC Replacement	1460.00	1 unit		3,900.00	3,900.00	3,900.00	From 2012 5 yr plan
	Pave Parking Lots	1450.00	3900 sq ft		23,821.00	23,821.00	23,821.00	From 2012 5 yr plan
	Dryer Vents	1460.00	16 vents		789.00	789.00	789.00	From 2012 5 yr plan
PA38-15	Plumbing Replacement	1460.00	bath 3 units		675.00	675.00	675.00	From 2011 5 yr plan Upgrade Bathrooms
	Upgrade Elec Panel Apt 3H Henry Drive	1460.00	Apt 3-H		669.79	669.79	669.79	From 2011 5 yr plan Upgrade Electric

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
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Attachment 1 to
CFP 2007 PA26P03850107
Narrative to Account 1408 Management Improvement Items
And Physical Improvements Authority Wide

Management Improvements Account 1408
Automated Rent Collection: Consists of Payments to CDW for Laptop Computers & associated Software for Development Managers.

Resident Activities: Consists of Payments to United Neighbor Centers, Friends of the Poor, and YMCA for $15,000 each. United Neighborhood Center Project HOPE was a 23 day program from 7/1/ thru 8/1 consisting of 39 children @ a cost of $385 per child. YMCA Summer Day Camp for 10 Resident Children for a 10 week period @ $150 per week. Friends of the Poor consists of an Annual educational trip to Washington DC for 91 residents consisting of children and chaperones.

Drug & Crime Prevention: Payments to Rent Grow and US Investigations for Criminal Background and Credit Checks of Program Applicants.

Technical Assistance: Payments to Maria L. Cimino, Consultant for Agency Plan Guidance, meetings with tenants, Plan Prep and Review. Also Payments to a Stenographer for Resident Meetings. Jack Blosky CPA for Advisory Services on CFP Programs.

Physical Improvements HA Wide
Appliance Replacement 4 Gas Stoves and 4 Refrigerators. $2984.00

Tree Trim & Landscaping: Titan Tree $6000.00, PA38-06 Remove Trees for Sidewalk Project. Titan Tree $3000.00 PA38-01 Tree and Brush Removal for Pole/Security Lighting. Environmental Tree Service $2600.00 PA38-13 Tree & Brush Removal. Valvano Constr. $3950.00 PA38-18 Drainage Landscaping.

ADA/504 Accommodations: $14,322.66 These funds are spent on various Accommodations from grab bars in bathrooms, curb cuts for egress, access ramps, and hearing devices for 17 units throughout the Authority.

On Demand Modernization: $1,890.09 Replace Electrical Panel for Apartment 9H PA38-07. Removed and Transferred to AMP 4 Dev 7

(Continued)

Environmental Hazard Abatement: Datom Mold PA38-7 and 15 $3500.00, Mold Dev 1 119 Powell St $1760.00, PA38-13 Mold $1,792.50, PA38-06 & 09 Asbestos $2820.00.
Alicon Asbestos PA38-9 404B, Dev 2 #3 and Dev Unit #22 $4,620.00, Environmental Abatement Services PA38-1 Unit 9 Mold $1,980.00 & PA38-6/8 Asbestos $456.00.
Total $16,988.50

Ongoing Replacement of Maintenance Equipment
North American Warhorse: Doors for Mules $1,891.01, Grindell Surface Concrete Grinder $3373.00, Andy's Power Equipment 2 Lawn Tractors @$1995.00 $3990.00,
Tom Hesser Chevrolet 2008 Colorado Pick up Truck $14,039.50, TriState Golf Cart for Dev PA38-09 $3,325.00, F&S Supply $4,400.00 Zero Turn Lawn Tractor. Total $31,018.51.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule

PHA Name:
Housing Authority of the County of Lackawanna

Federal FFY of Grant:
2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
Operations	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Management Improvements	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Administration	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Fees & Costs	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Site Improvements	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Dwelling Structures	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Dwelling Equipment	9/12/2009	5/31/2008	9/12/2011	3/31/2009	
Non Dwelling Equipment	9/12/2009	5/31/2008	9/12/2011	3/31/2009	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No	PA26P03850106		
Date of CFFP			
RHF Grant No			
FFY of Grant	2006		
FFY of Grant Approval	2006		
Original Annual Statement			
P & E Report	X		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report	X		

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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **PA26P03850106**	Replacement Housing Factor Grant No:	2006
	Date of CFFP:	0	**FFY of Grant Approval:** 2006

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [ ] **Revised Annual Statement (revision no:)**

[X] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [X] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]	185,000.00	325,000.00	325,000.00	325,000.00
3	1408 Management Improvements	115,000.00	63,391.64	63,391.64	63,391.64
4	1410 Administration (may not exceed 10% of line 21)	165,000.00	164,995.00	164,995.00	164,995.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	200,000.00	114,686.34	114,686.34	114,686.34
8	1440 Site Acquisition				
9	1450 Site Improvement	209,048.00	115,125.41	115,125.41	115,125.41
10	1460 Dwelling Structures	283,326.00	793,708.57	793,708.57	793,708.57
11	1465.1 Dwelling Equipment - Nonexpendable	50,000.00	45,684.00	45,684.00	45,684.00
12	1470 Non-dwelling Structures	1,500.00			
13	1475 Non-dwelling Equipment	25,000.00	27,360.04	27,360.04	27,360.04
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA	308,730.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)	60,000.00			
20	Amount of Annual Grant: (sum of line 2 - 19)	1,602,604.00	1,649,951.00	1,649,951.00	1,649,951.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	30,000.00	60,063.48	60,063.48	60,063.48
23	Amount of line 20 Related to Security - Soft Costs	60,000.00	20,296.45	20,296.45	20,296.45
24	Amount of line 20 Related to Security - Hart Costs		1,680.00	1,680.00	1,680.00
25	Amount of line 20 Related to Energy Conservation Measures	62,600.00	277,751.40	277,751.40	277,751.40

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850106 Date of CFFP: 0	Replacement Housing Factor Grant No: 0	2006 **FFY of Grant Approval:** 2006

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [X] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [X] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
James Dutt	4/8/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850106 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
HA-WIDE	Operations	1406.00	NA	185,000.00	325,000.00	325,000.00	325,000.00	Completed
	Computer Software	1408.00	NA	10,000.00				Transfer to other line items
	Automated Rent Collection	1408.00	NA	25,000.00	11,111.76	11,111.76	11,111.76	On going in future grants
	Residents Activities	1408.00	NA	20,000.00	30,900.00	30,900.00	30,900.00	Completed this grant
	Drug and Crime Prevention	1408.00	NA	60,000.00	21,379.88	21,379.88	21,379.88	On going in future grants
	Computer Hardware Upgrade	1475.00	NA	15,000.00	6,154.81	6,154.81	6,154.81	On going in future grants
HA-WIDE	Program Administration	1410.00	NA	165,000.00	164,995.00	164,995.00	164,995.00	Completed this grant year
HA-WIDE	Design Fees	1430.00	NA	200,000.00	114,686.34	114,686.34	114,686.34	Transfer excess to other line items
HA-WIDE	Contingency	1502.00	NA	60,000.00				Transfer to other line items in this grant year
HA-WIDE	Bond Payments	1501.00		308,730.00				Transfer to other line items in this grant year
HA-WIDE	Physical Improvements							
	Appliance Replacements	1465.10	126	50,000.00	45,684.00	45,684.00	45,684.00	Complete exc trans to other line items this grant
	Trim Trees & Landscaping	1450.00	LS	15,000.00	17,670.00	17,670.00	17,670.00	Completed excess taken from other line items
	ADA/504 Accommodations	1460.00	LS	30,000.00	56,083.19	56,083.19	56,083.19	Ongng w inc occup. Excess taken frm other lines
	On Demand Modernization	1,460.00	LS	20,000.00	24,389.00	24,389.00	24,389.00	Ongng w inc occup. Excess taken frm other lines
	Termite Remedeation	1460.00	LS	15,000.00	21,970.27	21,970.27	21,970.27	Completed excess taken from other line items
	Ongoing Replacement of Maint Equip	1475.00	LS	10,000.00	21,205.23	21,205.23	21,205.23	On going excess taken from other line items
	3 Lawn Tractors, 3 Snowblowers,							
	2 Kawasaki Mules							
	Mold & Asbestos Remediation	1460.00			67,332.44	67,332.44	67,332.44	From bond pymts line item
	Window Screen Replacement	1460.00	per HUD review		8,635.00	8,635.00	8,635.00	From bond pymts line item

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850106 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
HA-WIDE	Rekeyed Lock Cores	1460.00			1,680.00	1,680.00	1,680.00	From bond pymts line item
	Replace Exit Lights	1450.00			1,420.00	1,420.00	1,420.00	From bond pymts line item
PA38-03								
Moosic	Upgrade Bathrooms	1460.00	30	100,000.00				Transfer to other line items in this grant year
	Upgrade Power/GFI	1460.00	30	12,600.00				Transfer to other line items in this grant year
	Roof Framing, Insulation							
	Attic Fan, Soffit & Facia	1460.00	30	25,000.00				Transfer to other line items in this grant year
	Upgrade Walks at Site	1450.00	30	60,000.00	3,333.08	3,333.08	3,333.08	Completed excess taken from other line items
	Gutters and Downspouts	1460.00	30	10,000.00				Transfer to other line items in this grant year
PA38-04								
Olyphant	Install Lighting in Utility Rooms	1470.00	15	1,500.00				Transfer to other line items in this grant year
	Upgrade Bathrooms	1460.00	30	70,726.00				Transfer to other line items in this grant year
	Upgrade Sidewalks	1450.00	30	75,000.00	3,940.00	3,940.00	3,940.00	Transfer to other line items in this grant year
	Landscaping/Fencing	1450.00	30	59,048.00	22,515.00	22,515.00	22,515.00	Completed excess taken from other line items
	Maint. Equip. Storage Bldg.	1470.00	1	Bond Issue				
	Upgrade Siding	1460.00	30	Bond Issue				
	Upgrade Windows	1460.00	30	Bond Issue				
	Replace Floor Tiles	1460.00	30	Bond Issue				
	Upgrade Water Service	1460.00	30	Bond Issue				
	Upgrade Roofs	1460.00	30	Bond Issue				
	Upgrade Heating to HWBB	1460.00	30	Bond Issue				
	Upgrade Kitchens	1460.00	30	Bond Issue				

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850106 Replacement Housing Factor Grant No: 0	CFFP (Yes/No): No		2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA 38-04	Replace Valves	1450.00	30	Bond Issue				
Olyphant								From bond pymts line item
PA 38-09								
Jessup	Repair Foundations and Sidewalks	1460.00	8 bldgs 1200 linear ft		116,597.00	116,597.00	116,597.00	From bond pymts and other lines
	Upgrade Electrical System	1460.00	17 units		37,529.85	37,529.85	37,529.85	From bond pymts and other lines
	Porch Roof Replacement	1460.00	137 Sq. Ft.		2,356.35	2,356.35	2,356.35	From bond pymts and other lines
	Replace Gas Lines Circle 1	1460.00	replaced deteriorating lines		29,500.00	29,500.00	29,500.00	From bond pymts and other lines
	Paving	1450.00	3200 sq ft.		33,277.33	33,277.33	33,277.33	From bond pymts and other lines
	Boiler Replacement #'s 205 & 404 Lawle	1460.00	2 furnaces		11,600.00	11,600.00	11,600.00	From bond pymts and other lines
PA 38-22	Upgrade Bathrooms	1460.00	50 units bath fixtures		45,000.00	45,000.00	45,000.00	Trans from CFP 2009
Dunmore	Upgrade Common Areas & Hallways	1460.00	Floor tile Rugs Wallpaper		73,876.51	73,876.51	73,876.51	Trans from CFP 2009
	Air Condition Building	1460.00			35,000.00	35,000.00	35,000.00	Trans from CFP 2009
	Install New Closet Doors	1460.00	50 units		20,475.21	20,475.21	20,475.21	Trans from CFP 2009
	Parking Lot Fencing	1450.00	135ft x 4ft		5,690.00	5,690.00	5,690.00	Trans from CFP 2009
	Install Hallway Heating Units	1450.00	add HW Heat		3,850.00	3,850.00	3,850.00	Trans from CFP 2009
	Emergency Repairs	1460.00			9,900.00	9,900.00	9,900.00	Trans from CFP 2009
	Repair Fire Doors	1450.00	closers to 6 doors		1,635.00	1,635.00	1,635.00	Trans from CFP 2009
	Replace 1st Fl. Heating Unit	1450.00			4,950.00	4,950.00	4,950.00	Trans from CFP 2009
	Install Heating System to Stairwells	1460.00			3,900.00	3,900.00	3,900.00	Trans from CFP 2009
	Repair Leaks to Heating & Water System	1460.00	Sprinkler Leak		6,600.00	6,600.00	6,600.00	Trans from CFP 2009
	Heating Baseboard	1460.00			6,853.52	6,853.52	6,853.52	Trans from CFP 2009

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of the County of Lackawanna	**Grant Type and Number** Capital Fund Program Grant No: PA26P03850106 CFFP (Yes/No): No Replacement Housing Factor Grant No: 0	Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA 38-08								
Old Forge	Water Line Emergency	1460.00	Main Valve Replaced		21,259.04	21,259.04	21,259.04	Completed/Trans from other lines
	Washer & Dryer Hook Ups ADA	1460.00	Water, Sewer Drain, 20v line		1,900.00	1,900.00	1,900.00	Completed/Trans from other lines
	Install Handicap Rails ADA	1460.00			2,989.50	2,989.50	2,989.50	Completed/Trans from other lines
	Door Replacement	1460.00	4 units		4,933.18	4,933.18	4,933.18	Completed/Trans from other lines
PA 38-17								
Throop	Water Line Replacement	1460.00	1/2 development		132,737.33	132,737.33	132,737.33	Completed/Trans from other lines
	Floor & Tub Replacement Apt#9D	1460.00	80 sq. ft.		4,834.00	4,834.00	4,834.00	Completed/Trans from other lines
PA 38-01								
Taylor Little Lge.	Roofing							
	Water Line Repairs	1460.00			1,920.00	1,920.00	1,920.00	Completed/Trans from other lines
PA 38-15								
Jermyn	Water Line Repairs	1460.00			11,294.18	11,294.18	11,294.18	Completed/Trans from other lines
	Paving	1450.00			8,975.00	8,975.00	8,975.00	Completed/Trans from other lines
PA 38-07								
Olyphant	Boiler Replacement	1460.00	3 units		9,620.00	9,620.00	9,620.00	Completed/Trans from other lines
	Upgrade Electric	1460.00			2,900.00	2,900.00	2,900.00	Completed/Trans from other lines

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[2] To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: PA26P03850106	CFFP (Yes/No): No		2006
	Replacement Housing Factor Grant No: 0			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA 38-18								
Walsh Plaza	Paving	1450.00	375 sq ft		7,870.00	7,870.00	7,870.00	Completed/Trans from other lines
	Boiler Replacement	1460.00	1 unit HW Boiler		3,686.00	3,686.00	3,686.00	Completed/Trans from other lines
	Siding Replacement	1460.00	300 sq ft		3,765.00	3,765.00	3,765.00	Completed/Trans from other lines
	Roofing	1460.00			1,825.00	1,825.00	1,825.00	Completed/Trans from other lines
PA 38-06								
Archbald	Replace Heating through wall unit	1460.00	1 unit		3,925.00	3,925.00	3,925.00	Trans from CFP 2009
	Roof Repair	1460.00	Ridge Vent 40 If		2,680.00	2,680.00	2,680.00	Trans from CFP 2009
PA38-13								
Blakely	Upgrade Bathroom #101 ADA Accom	1460.00			875.00	875.00	875.00	Completed (from other line items)
	Shingles & Ridgevent	1460.00			1,462.00	1,462.00	1,462.00	Completed (from other line items)
PA 38-02								
Dunmore	Roof & Floor	1460.00			1,825.00	1,825.00	1,825.00	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Attachment 1 to
CFP 2006 PA26P03850106
Narrative to Account 1408 Management Improvement Items
And Physical Improvements Authority Wide

Management Improvements Account 1408
Automated Rent Collection: Consists of Payments to CDW for Laptop Computers & associated Software for Development Managers. Desktop Computers for the Leasing Department and consulting with our Software Vendor to establish the necessary requirements to automate our rental collection process.

Resident Activities: Payments to Friends of the Poor for $15,000 for an educational trip to Washington DC for our resident children and their chaperones. Payment to the Greater Scranton Area YMCA $15,900 for Day Camp for our resident children.
Drug & Crime Prevention: Payments to Rent Grow and US Investigations for Criminal Background and Credit Checks of Program Applicants.
Computer Hardware Upgrade consists of upgrades to the Authority's Server and support systems. (UPS, Software etc).

Physical Improvements
Tree Trim and Landscaping: $17,670 Consist of:

Titan	$3,700.00	Dev 1 Trimming
Environ	$850.00	Dev 9 Trimming
Environ	$2,500.00	Dev 8 Removal
Titan	$1,400.00	Dev 12
Titan	$3,800.00	Dev 10 Removal
Titan	$3,500.00	Dev 2 Removal
Titan	$700.00	Dev 22 Remove Tree & Stumps
Amico	$1,220.00	Dev 15 Landscaping
	$17,670.00	

ADA Accommodations See Additional Itemization

This Line item consists of numerous modifications to Apartments to satisfy our Handicapped Residents. They Include Installing Handicapped Toilets, Hand Rails and Grab Bars, Ramps, Strobe Smoke Alarms. It also includes physical modifications such as installing HC Showers, washer and dryer Hook ups. Reversing doors etc. Modifications to the site such as curb easements are also listed here.
Termite Remediation
This line item is from a Contract with Terminix for 69 Units at Dev 10 Dickson City
During our REAC Review this item was discussed because of the Termite Problem and we received the OK from the Reac Team.
Mold & Asbestos
This item represents the costs of Mold and Asbestos removal from Various sites. See Attached Itemization.
Window Screen Replacement:
This item represents 750 Screens resulting from a REAC Review.

ADA Accomodations

RLE	$7,381.00	11 Apollo Access
Pettinato	$1,505.79	Dev 8 Handrails
Sabia	$825.00	Dev 4 Handicap Toilet
Sabia	$325.00	ADA Smoke Detectors
Specialty	$361.27	Dev 8 Handicaped Toilet
Valvano	$3,995.00	Dev 17 Handicap Ramp
Sabia	$550.00	Dev 6 Handicap Toilet
Specialty	$481.27	Dev 12 Apt 45 Handicap Toilet
Specialty	$193.62	Dev 1 Grab Bars
Amico	$950.00	Dev 8 Handrails
Specialty	$177.52	Dev 15 Smoke Alarm 9G Henry
Specialty	$371.33	Dev 13 HC Toilet 141 RR Ave
Farris Cons	$1,350.00	Dev 1 Handi Ramp
Sabia	$562.26	Dev 24 Grab Bars Apt 574
Sabia	$350.00	Dev 24 Grab Bars Apt 574
Specialty	$84.00	Dev 16 620 Grier Grab Bars
Sabia	$550.00	Dev 4 Handicap Toilet
Sabia	$165.00	Dev 22 apt 103 Replace Grab Bars
Specialty	$1,223.74	Dev 15 9B Henry Install HC Shower
John Farris	$1,350.00	Dev 1 13 Little League Install HC Ramp
Sabia	$270.00	Dev 1 13 L Grab Bars
Urban Elec	$3,333.04	Dev 6 Apt 203B Strobe Smoke Alarms
Scr Craftsn	$1,471.34	Dev 24 Grab Rails Apt 574
Specialty	$1,290.34	Dev 15 9B Henry Install HC Shower
Sabia	$350.00	Dev 1 13 Little League Install Grab Bars
Specialty	$169.60	Dev 22 apt 101 Replace Grab Bars
Specialty	$3,946.00	Dev 18 Reattach Meter Bas
Amico Cor	$1,250.00	Dev 1 Handicap Rail Community Center
Sabia	$350.00	Dev 7 Grab Bars
MD Lexi	$9,925.00	Dev 14 Parking Area Handicapped Walks & Dev 8 37 Apollo Handicapped Ramp
Specialty	$1,278.00	Dev 12 13 Kennedy HC Shower
Specialty	$584.27	Dev 6 Apt 210D Shower Accessories
Specialty	$1,387.00	Dev 12 Apt 107 Shower Walls
Specialty	$339.40	Dev 2 Grab Bars
Walles	$1,695.00	Dev 14 #49 Strobe Smoke Alarms
Harrington	$1,900.00	Dev 8 420 Dunn Ave Install HC Washer
Murrin	$270.00	Dev 13 Apt 507 Smoke Alarms
Mehl	$322.31	Dev 24 574B Handicap Toilet
	$52,883.10	

Datom	$3,000.00	Mold 30 Cole Villige
Datom	$2,053.00	Dev 6 Asbestos Tile Removal
Datom	$1,287.50	Dev 12 Asbestos
Datom	$612.50	Dev 18 Asbestos
Alicon	$3,630.00	Dev 6 Mold 211A Mcandrew
Datom	$12,500.00	Dev 15 Mold
Datom	$6,500.00	Dev 14 Mold
Datom	$1,400.00	Dev 6 Asbestos Tile Removal
Datom	$1,200.00	Dev 15 Mold 7 B&C Henry Dr
Perry's Constr	$9,917.00	Dev 15 Mold 7 B&C Henry Dr
GMK Construction	$3,560.47	Dev 14 Mold
Perry's Constr	$1,671.00	Dev 15 Mold 7 B&C Henry Dr
Perry's Constr	$3,625.00	Dev 15 Mold 7C Henry Drive
Rabel Bros	$750.00	Move Cole Villige
Alpert Carpet	$1,253.00	Dev 14 Mold
Rabel Bros	$750.00	Mold Moving Cole Villige
Enviornmental Abate	$1,125.00	Dev 1 & Dev 15 Mold Inspect
Enviornmental Abate	$365.00	Dev 9 #404B Asbestos Air Monitor
	$1,044.97	Dev 15 Mold Remediation Bedding
	$1,300.00	& Linens Mr & Mrs Shear 3d
	$57,544.44	

Termite Damage	See Attached Notes. 69 units at PA38-10 per Reac Review

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule

PHA Name:
Housing Authority of the County of Lackawanna

Federal FFY of Grant:
2006

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
PHA WIDE:	9/13/2008	12/31/2006	9/13/2010	5/13/2008	
ADMINISTRATION	9/13/2008	12/31/2006	9/13/2010	5/13/2008	
FEES	9/13/2008	12/31/2006	9/13/2010	5/13/2008	
DWELLING EQUIPMENT	9/13/2008	12/31/2006	9/13/2010	5/13/2008	
CONTINGENCY	9/13/2008	12/31/2006	9/13/2010	5/13/2008	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	HOUSING AUTHORITY OF THE COUNTY OF LACKAWAN		
CFP Grant No			
Date of CFFP			
RHF Grant No	PA26R03850109		
FFY of Grant	2009		
FFY of Grant Approval	2009		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

JNA

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA	Capital Fund Program Grant No: **0**	Replacement Housing Factor Grant No:	2009
	Date of CFFP:	PA26R03850109	**FFY of Grant Approval:** 2009

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000.00			
10	1460 Dwelling Structures	66,783.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	106,783.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	2009
	Date of CFFP: 0	PA26R03850109	**FFY of Grant Approval:** 2009

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/8/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA	Capital Fund Program Grant No: 0 CFFP (Yes/No): No Replacement Housing Factor Grant No: PA26R03850109	2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
JESSUP	REPLACE JESSUP DEVELOPMENT	1460.00	See Attach. 1	66,783.00				PLANNING
PA3809	REPLACE JESSUP DEVELOPMENT	1450.00	See Attach. 1	40,000.00				PLANNING

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

ATTACHMENT 1

Renovations to the Jessup Development

Site Work - The existing Cul-de-sac 100 will remain. Cul-de-sacs 200, 300, 400 and 500 will be expanded to provide more open space with a single road running through the development. Utilities will be adjusted as required to service the new units. New grading and landscaping will be provided. The site will be properly graded for drainage.

Living Units – All of the foundations will be constructed with concrete block and with foundation drainage to receive the new modular units. These units will contain all of the amenities expected in a new home. The new buildings will be constructed to meet code. Accessible units for persons with disabilities will be provided to meet HUD guidelines, most units will be visitable.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:
HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

Federal FFY of Grant:
2009

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in the Capital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No			
Date of CFFP			
RHF Grant No	PA26R03850108		
FFY of Grant	2008		
FFY of Grant Approval	2008		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement		**Revision No**	
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **0**	Replacement Housing Factor Grant No:	2008
	Date of CFFP:	PA26R03850108	**FFY of Grant Approval:** 2008

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	117,853.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	117,853.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	2008
	Date of CFFP: 0	PA26R03850108	**FFY of Grant Approval:** 2008

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [ ] **Revised Annual Statement (revision no:)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	**Date** 4/08/2010	**Signature of Public Housing Director**	**Date**

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**			Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: 0	CFFP (Yes/No): No		2008
	Replacement Housing Factor Grant No: PA26R03850108			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA38-09	Dwelling Structures	1460.00		117,853.00				Planning
Jessup	Renovation of Jessup							

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

ATTACHMENT 1

Renovations to the Jessup Development

Living Units – All of the foundations will be constructed with concrete block and with foundation drainage to receive the new modular units. These units will contain all of the amenities expected in a new home. The new buildings will be constructed to meet code. Accessible units for persons with disabilities will be provided to meet HUD guidelines, most units will be visitable

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule For Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in the Capital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Enter applicable data in the highlighted fields. After entering the data go to Page 1, the tab is at the bottom, you will see that the data you entered here has been prefilled. Also notice that some of the fields have a red mark in the right hand corner, these are comments pertaining to data entry. This is a protected documented to ensure that the formula and cell references are not modified.

PHA Name	Housing Authority of the County of Lackawanna		
CFP Grant No			
Date of CFFP			
RHF Grant No	PA26R03850107		
FFY of Grant	2007		
FFY of Grant Approval	2007		
Original Annual Statement			
P & E Report	x		
P & E Report Period Ending	12/31/2009		
Reserve for Disasters/Emergencies			
Revised Annual Statement	x	**Revision No**	1
Final P & E Report			

If you are in need of an additional pages of a particular page, be on the page that you need a copy of, go to Edit - Move or Copy Sheet - Select the Page you want the new page to be inserted before - check Create Copy

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: **0**	Replacement Housing Factor Grant No:	2007
	Date of CFFP:	PA26R03850107	**FFY of Grant Approval:** 2007

Type of Grant

[ ] **Original Annual Statement** [ ] **Reserve for Disasters/Emergencies** [x] **Revised Annual Statement (revision no:** 1 **)**

[x] **Performance and Evaluation Report for Period Ending:** 12/31/2009 [ ] **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)[3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,544.00	25,544.00		
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000.00			
10	1460 Dwelling Structures		85,000.00		
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceeds 8% of line 20)				
20	Amount of Annual Grant: (sum of line 2 - 19)	110,544.00	110,544.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hart Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 Units in management may use 100% of CFP Grants for operations.
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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No:	Replacement Housing Factor Grant No:	2007
	Date of CFFP: 0	PA26R03850107	**FFY of Grant Approval:** 2007

Type of Grant

- [ ] **Original Annual Statement**
- [ ] **Reserve for Disasters/Emergencies**
- [x] **Revised Annual Statement (revision no:** 1 **)**
- [x] **Performance and Evaluation Report for Period Ending:** 12/31/2009
- [ ] **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost** [1]	
		Original	**Revised** [2]	**Obligated**	**Expended**

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4/8/2010		

Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	Federal FFY of Grant:
Housing Authority of the County of Lackawanna	Capital Fund Program Grant No: 0 CFFP (Yes/No): No Replacement Housing Factor Grant No: PA26R03850107	2007

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated[2]	Funds Expended [2]	
PA38-09	Fees & Costs Design Fees	1430.00		25,544.00	25,544.00			In Planning
PA38-09	Site Improvement	1450.00		60,000.00				Moved to "Replace Circle 1"
								Renovations to Jessup
PA38-09	Replace Circle 1	1460.00	See Attach. 1		85,000.00			From FY2012, in approved 2009 plan
	Renovations to Jessup							
	Non Dwelling Equipment	1475.00		25,000.00				Moved to "Replace Circle 1"
								Renovations to Jessup

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

ATTACHMENT 1

Renovations to the Jessup Development

Living Units – All of the foundations will be constructed with concrete block and with foundation drainage to receive the new modular units. These units will contain all of the amenities expected in a new home. The new buildings will be constructed to meet code. Accessible units for persons with disabilities will be provided to meet HUD guidelines, most units will be visitable.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule For Capital Fund Financing Program

PHA Name: Housing Authority of the County of Lackawanna	Federal FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End	Actual Expenditure End Date	
					Not Applicable
					Housing Authority of the County of Lackawanna is not
					participating in the Capital Fund Financing Program

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary

PHA Name/Number			Locality (City/County & State)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year **1** FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY**: 07/01/2011 – 6/30/2012**	Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**	Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**
B.	Physical Improvements Subtotal	Annual Statement	7,137,350.00	6,772,615.00	14,766,515.00	5,111,160.00
C.	Management Improvements		46,000.00	46,000.00	46,000.00	46,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		152,641.00	152,641.00	152,641.00	152,641.00
F.	Other					
G.	Operations		305,283.00	305,283.00	305,283.00	305,283.00
H.	Demolition				376,000.00	
I.	Development					
J.	Capital Fund Financing – Debt Service		400,000.00	400,000.00	400,000.00	400,000.00
K.	Total CFP Funds		1,526,416.00	1,526,416.00	1,526,416.00	1,526,416.00
L.	Total Non-CFP Funds					
M.	Grand Total		-6,514,858.00	-6,150,123.00	-14,520,023.00	-4,488,668.00

Part I: Summary (Continuation)

PHA Name/Number			Locality (City/county & State)		☒**Original 5-Year Plan** ☐**Revision No:**	
A.	Development Number and Name	Work Statement for Year **1** FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY**: 07/01/2011 – 6/30/2012**	Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**	Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**
		Annual Statement				
	Taylor 38-01 AMP 31		1,126,500.00			
	Taylor 38-12 AMP 31		2,656,750.00			
	Old Forge 38-08 AMP 31		2,381,350.00			
	Moosic 38-03 AMP 31		972,750.00			
	Dunmore 38-02 AMP 32			2,450,100.00		
	Olyphant 38-04 AMP 32			701,950.00		
	Throop 38-17 AMP 32			1,170,450.00		
	Olyphant 38-18 AMP 32			1,470,365.00		
	Dun. H.R. 38-22 AMP 32			979,750.00		
	Olyphant 38-07 AMP 33				1,148,750.00	
	Jessup 38-09 AMP 33				9,870,325.00	
	D. City 38-10 AMP 33				1,609,450.00	
	Cole 38-14 AMP 33				1,465,550.00	
	D. City 38-16 AMP 33				672,440.00	
	Fell 38-05 AMP 33					546,450.00
	Archbald 38-06					1,283,550.00
	Archbald 38-24					206,820.00
	Blakely 38-13 AMP 34					1,761,250.00
	Jermyn 38-15 AMP 34					1,313,090.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY**: 07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**AMP 31**			**AMP 32**		
Annual	**Taylor 38-01**			**Dunmore 38-02**		
Statement	Site signs	2	1,500.00	Site signs	1	700.00
	Appliance replacement	60	24,000.00	Appliance replacement	100	40,000.00
	Replace maint. equip. vehicles, tractors, snow eqp	10	20,000.00	Replace maint. equip. tractors, vehicles, snow eqp.	10	20,000.00
	Relocate tenants	5	3,500.00	Relocate tenants	5	3,500.00
	New windows	200	80,000.00	New windows	300	120,000.00
	New gutters and downspouts	24 units	10,000.00	New roofs, gutters and downspouts	100 units	75,000.00
	Mold damage	10 units	15,000.00	Mold damage	10 units	15,000.00
	Termite damage	5 units	10,000.00	Termite damage	5 units	10,000.00
	Environmental hazard abatement	10 units	35,000.00	Environmental hazard abatement	10 units	35,000.00
	Upgrade key system	60 units	12,000.00	Upgrade key system	100 units	20,000.00
	Build storage garage	1	30,000.00	Build storage garage	1	30,000.00
	Replace ext. caulking, windows, doors, ect.	60 units	9,000.00	Replace ext. caulking, windows, doors ect.	100 units	15,000.00
	New address #s on buildings	60 units	1,500.00	New address #s on buildings	100 units	2,500.00
	New walls, cinderblock, versalok, ect.	1	5,000.00	New walls, cinderblock, versalok, ect.	1	5,000.00
	Re-point brick	36 units	4,500.00	Re-point brick	100 units	6,000.00
	Unblock site storm drains	1	2,500.00	Unblock site storm drains	2	5,000.00
	New garbage bins	36 units	6,000.00	Replace site lighting	100 units	50,000.00
	Replace site lighting	24 units	1,000.00	Replace heating/cooling Community building	1	6,500.00
	Subtotal of Estimated Cost		$270,500.	Subtotal of Estimated Cost		$459,200.

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Taylor 38-01**			**Dunmore 38-02**		
Annual	Replace heating/cooling Community building	1	4,500.00	Replace heating unit hot air/hot water	100	400,000.00
Statement	Replace ext. siding, brick, stucco, Comm. building	1	10,000.00	Replace fencing	300 lf	15,000.00
	Replace int. flooring, plumbing, elect.Comm.build.	1	7,500.00	New siding, aluminum/vinyl/brick, ect.	20 units	40,000.00
	Replace heating unit hot air/hot water	60	45,000.00	New walks, concrete/blacktop/curb cut	8,000 sf	80,000.00
	Replace fencing	10,000 ft	25,000.00	ADA/504 accessibility	10 units	20,000.00
	New siding aluminum/vinyl/brick	24 units	76,000.00	Replace utilities exterior, gas, water, electric	100 units	100,000.00
	New walks concrete/blacktop	1000 sf	49,000.00	Replace electrical interior	100 units	50,000.00
	ADA/504	5 units	5,000.00	New roofs, plywood, shingles, rubber	100 units	300,000.00
	Replace utilities exterior, gas, water, electric	60 units	60,000.00	New baths, plumbing, flooring, shower stall, ect.	100 units	300,000.00
	Replace electrical interior	60 units	30,000.00	New kitchens, plumbing, flooring, cabinets, ect.	100 units	400,000.00
	Replace roofs new plywood and shingles	24 units	39,000.00	Trim and remove trees	20	15,000.00
	New bathroom plumbing, flooring, shower unit, ect	36 units	75,000.00	Site landscaping	160,000 sf	8,000.00
	New kitchen cabinets, plumbing, flooring, ect.	60 units	240,000.00	Hard wire smoke alarms	100 units	75,000.00
	Trim and remove trees	10	5,000.00	New porch roofs	36 units	14,400.00
	Site landscaping	5000 sf	16,000.00	New entry doors	100 units	40,000.00
	New porch roofs	24 units	24,000.00	Replace flooring, plywood, sheet goods, tile, ect.	100 units	20,000.00
	Replace entry door	60 units	60,000.00	Replace interior door, bedroom, closet, ect.	100 unit	10,000.00
	Replace flooring, plywood, sheet goods, carpet	60 units	20,000.00	Upgrade site drainage	250 lf	2,500.00
	Replace interior doors	100 doors	10,000.00	Add parking	1,800 sf	18,000.00
	Subtotal of Estimated Cost		$801,000	Subtotal of Estimated Cost		$1,907,900

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Taylor 38-01**			**Dunmore 38-02**		
Annual	Upgrade site drainage	500 sf	5,000.00	Replace blacktop/sealcoat parking areas	80,000 sf	50,000.00
Statement	Replace blacktop parking area/sealcoat	80,000 sf	50,000.00	New roof Community building	1	10,000.00
	Moosic 38-03			Replace exterior siding, vinyl, brick, ect.	1	15,000.00
	Replace heating unit hot air/hot water	30 units	110,000.00	Replace interior, plumbing flooring, electric, ect.	1	12,000.00
	New fencing	50 ft	5,000.00	New windows community building	10	4,000.00
	New siding, aluminum/vinyl/brick/stucco	30 units	150,000.00	**Olyphant 38-04**		
	New walks concrete/blacktop/curb cutout	6,200 sf	62,000.00	Replace heating unit hot air/hot water	10 units	40,000.00
	ADA/504Accessibility	5 units	5,000.00	Replace fencing	200 lf	2,000.00
	Replace utilities exterior, gas, water, electric	30 units	30,000.00	Replace siding, vinyl, brick, ect.	30 units	85,000.00
	Replace electric, gas, water, interior	30 units	20,000.00	Replace walks, concrete/blacktop/curb cutout	100 sf	10,000.00
	Replace roofs new plywood, shingles	30 units	33,000.00	ADA/504 accessibility	10	10,000.00
	New baths, plumbing, flooring, shower stalls, ect.	30 units	60,000.00	Replace utilities exterior, gas, water, electric	30 units	30,000.00
	New kitchen ,plumbing, flooring, cabinets, ect.	30 units	75,000.00	Replace electrical, gas, water, interior	30 units	15,000.00
	Trim and remove trees	10	5,000.00	New roofs, plywood, shingles	30 units	42,000.00
	Site landscaping	160,000 sf	16,000.00	New baths, plumbing, flooring, shower stall, ect.	10 units	25,000.00
	Hard wire smoke alarms	30 units	27,000.00	New kitchens, cabinets, plumbing, flooring ect.	30 units	120,000.00
	New entry door	30 units	24,000.00	Trim and remove trees	10	10,000.00
	New flooring, plywood, sheet goods, tile, ect.	30 units	30,000.00	Site landscaping	10,000 sf	10,000.00
	Replace interior doors, bedroom, closet, ect.	30 units	25,000.00	Hard wire smoke alarms	30 units	27,000.00
	Subtotal of Estimated Cost		$732,000	Subtotal of Estimated Cost		$517,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Moosic 38-03**			**Olyphant 38-04**		
Annual	Upgrade site drainage	100 lf	10,000.00	New porch roofs	5 units	20,000.00
Statement	Replace blacktop parking area/sealcoat	27,000 sf	27,000.00	New entry doors	30 units	24,000.00
	Site sign	1	750.00	Replace flooring, plywood, sheet goods, tile, ect.	30 units	30,000.00
	Appliance replacement	30	12,000.00	Replace interior doors, bedroom, closet, ect.	30 units	15,000.00
	Replace maint. equip. tractor, vehicle, snow equip.	3	15,000.00	Upgrade site drainage	100 lf	6,000.00
	Relocate tenants	5	3,500.00	Add parking	720 sf	7,200.00
	New windows	30 units	65,000.00	Replace blacktop/sealcoat parking areas	25,000 sf	25,000.00
	New gutters and downspouts	30 units	15,000.00	Site sign	1	750.00
	Mold damage	10 units	10,000.00	Appliance replacement	30 units	12,000.00
	Termite damage	2 units	7,500.00	Replace maint. equip. tractors, vehicle, snow equip.	1	7,500.00
	Environmental hazard abatement	5 units	10,000.00	Relocate tenants	2	1,000.00
	Upgrade key system	30 units	15,000.00	New windows	10 units	16,000.00
	Build storage garage	1	5,000.00	New gutters and downspouts	30 units	15,000.00
	Replace ext. caulk windows, doors, ect.	30 units	3,000.00	Mold damage	3 units	3,000.00
	Replace address #s on buildings	30 units	1,500.00	Termite damage	3 units	6,000.00
	New walls, cinder block, versalok, ect.	10	20,000.00	Environmental hazard abatement	5 units	10,000.00
	Foundation replacement, concrete block	30 units	10,000.00	Upgrade key system	30 units	7,500.00
	Unblock site storm drains	1	5,000.00	Build storage garage	1	7,500.00
	Upgrade garbage bins	30 units	6,000.00	Replace exterior caulking, windows, doors, ect.	30 units	15,000.00
	Subtotal of Estimated Cost		$241,250	Subtotal of Estimated Cost		$228,450

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Moosic 38-03**			**Olyphant 38-04**		
Annual	Replace exterior lighting	30 units	15,000.00	Replace address #s on buildings	30	3,000.00
Statement	Replace heating/cooling Community building	1	7,500.00	Replace wall versalok	100 lf	10,000.00
	Replace siding, Community building	1	12,000.00	Replace foundation concrete block	100 sf	7,500.00
	New roof Community building	1	10,000.00	Unblock site drainage	1	4,000.00
	Re-point brick	30 units	10,000.00	Upgrade garbage bins	30 units	3,000.00
	Old Forge 38-08			Replace exterior lighting	30 units	6,000.00
	Replace Heating unit hot air/ hot water	12	24,000.00	Replace heating/cooling office	1	4,000.00
	New fencing	500 lf	25,000.00	Re-point brick	30 units	10,000.00
	New siding, aluminum/vinyl/brick	25 units	35,000.00	**Throop 38-17**		
	New walks concrete/blacktop	3000 sf	30,000.00	Replace heating unit, hot water	50	200,000.00
	ADA/504 Accessibility	10 units	10,000.00	Replace fencing	300 lf	6,000.00
	Replace utilities exterior, gas, water, electric	124 units	124,000.00	Replace siding, vinyl, brick, ect.	50 units	50,000.00
	Replace electrical, gas, water, interior	124 units	62,000.00	New walks, concrete/blacktop/curb cutout	7,500 sf	75,000.00
	Replace roofs, new plywood, shingles	124 units	95,000.00	ADA/504 accessibility	5 units	10,000.00
	New baths, plumbing, flooring, shower stall, ect.	124 units	372,000.00	Replace utilities exterior, water, gas, electric	50 units	50,000.00
	New kitchen, plumbing, flooring, cabinets, ect.	124 units	434,000.00	Replace electrical, gas, water, interior	50 units	25,000.00
	Trim and remove trees	10	10,000.00	Replace roofs, new plywood, shingles	50 units	75,000.00
	Site landscaping	200,000 sf	20,000.00	New baths, plumbing, flooring, shower stall, ect.	50 units	150,000.00
	Hard wire smoke alarms	124 units	49,600.00	New kitchens, cabinets, plumbing, flooring, ect.	50 units	200,000.00
	Subtotal of Estimated Cost		$1,345100	Subtotal of Estimated Cost		$888,500

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Old Forge 38-08**			**Throop 38-17**		
Annual	New porch roof	124 units	62,000.00	Trim trees	2	1,000.00
Statement	New entry door	124 units	200,000.00	Site landscaping	900 sf	9,000.00
	New flooring, plywood, sheet goods, tile, ect.	124 units	124,000.00	Hard wire smoke alarms	50 units	38,000.00
	Replace interior doors, bedroom, closet, ect.	124 units	12,500.00	New porch roof	50 units	20,000.00
	Upgrade site drainage	300 lf	30,000.00	New entry doors	50 units	25,000.00
	Add parking	720 sf	7,200.00	Replace flooring, plywood, sheet goods, tile ect.	50 units	50,000.00
	Replace blacktop/sealcoat parking area	2000 sf	20,000.00	Replace interior doors, bedroom, closet, ect.	50 units	5,000.00
	Site sign	1	750.00	Upgrade site drainage	60 lf	6,000.00
	Appliance replacement	124	49,600.00	Add parking	720 sf	7,200.00
	Replace maint. equip. tractors, vehicle, snow equip.	2	12,000.00	Replace blacktop/sealcoat parking areas	1000sf	10,000.00
	Relocate tenants	5	2,500.00	Site sign	1	750.00
	New windows	124 units	300,000.00	Appliance replacement	50	20,000.00
	New gutters and downspouts	124 units	49,600.00	Replace maint. equip. tractors, vehicle, snow equip.	1	5,000.00
	Mold damage	5 units	7,500.00	Relocate tenants	2	1,500.00
	Termite damage	2 units	15,000.00	New windows	5 units	5,000.00
	Environmental hazard abatement	10 units	20,000.00	Replace gutters and downspouts	80 lf	1,000.00
	Upgrade key system	124 units	49,600.00	Mold damage	1 unit	5,000.00
	Build storage garage	1	10,000.00	Termite damage	2 units	10,000.00
	Replace exterior caulking, doors windows, ect.	124 units	12,400.00	Environmental hazard abatement	5 units	5,000.00
	Subtotal of Estimated Cost		$984,650	Subtotal of Estimated Cost		$224,450

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Old Forge 38-08**			**Throop 38-17**		
Annual	Replace address #s on buildings	124 units	6,200.00	Upgrade key system	50	5,000.00
Statement	New walls, concrete block, versalok, ect.	1	10,000.00	Build storage garage	1	10,000.00
	Unblock site drainage	1	5,000.00	Replace exterior caulking, windows, doors, ect.	50 units	5,000.00
	Upgrade garbage bins	124 units	12,400.00	Replace address #s on buildings	50 units	2,500.00
	Replace exterior lighting	124 units	34,000.00	New walls, concrete block, versalok, ect.	1	6,500.00
	Replace heating/cooling Community building	1	10,000.00	Foundation replacement, concrete block	500 sf	10,000.00
	Replace exterior siding, brick, stucco, ect. C.B.	1	15,000.00	Unblock site storm drains	1	5,000.00
	New roofs, plywood, shingles, ect. C.B.	1	5,000.00	New garbage bins	50	5,000.00
	Replace interior, flooring, plumbing, electric, C.B.	1	20,000.00	Replace exterior lighting	50 units	10,000.00
	Re-point brick	124 units	3,500.00	Replace heating/cooling Community building	1	7,500.00
	Taylor 38-12			Replace siding vinyl Comm. building	1	4,500.00
	Replace heating unit hot air/hot water	25 units	100,000.00	Replace interior flooring, plumbing, electrical,C.B.	1	10,000.00
	Replace fencing	250 lf	25,000.00	Re-point brick	50 units	5,000.00
	New siding, aluminum/vinyl/brick ect.	100 units	200,000.00	Playground equipment	1	10,000.00
	New walks, concrete/blacktop	23,000 sf	270,000.00	Replace step units	10	5,000.00
	ADA/504 accessibility	10 units	20,000.00	New windows Comm. Build.	1	4,000.00
	Replace utilities exterior, gas, water, electric	100 units	100,000.00	**Olyphant 38-18**		
	Replace electrical interior	100 units	50,000.00	Replace heating units, hot water	50	250,000.00
	New roofs, plywood, shingles	10 units	15,000.00	Replace fencing	100 lf	5,000.00
	Subtotal of Estimated Cost		$901,100	Subtotal of Estimated Cost		$360,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Taylor 38-12**			**Olyphant 38-18**		
Annual	New baths, plumbing, flooring, shower stall, ect.	100 units	300,000.00	New siding, vinyl, stucco	50 units	200,000.00
Statement	New kitchen, plumbing, flooring, cabinets, ect.	100 units	400,000.00	New walks concrete/blacktop/curb cutout	4100 sf	41,000.00
	Trim and remove trees	20	10,000.00	ADA/504 accessibility	5 units	5,000.00
	Site landscaping	900 sf	18,000.00	Replace utilities exterior, water, gas, electric	50 units	50,000.00
	Hard wire smoke alarms	100 units	40,000.00	Replace electrical, gas, water, interior	50 units	25,000.00
	New porch roofs	100 units	40,000.00	Replace roofs, new plywood, shingles	10 units	20,000.00
	New entry door	100 units	80,000.00	New baths, plumbing, flooring, shower stall, ect.	50 units	200,000.00
	New flooring, plywood, sheet goods, tile, ect.	100 units	100,000.00	New kitchens, cabinets, flooring, plumbing, ect.	50 units	250,000.00
	Replace interior door, bedroom, closet, ect.	100 units	50,000.00	Trim tress	2	2,500.00
	Upgrade site drainage	1	25,000.00	Site landscaping	15,000 sf	30,000.00
	Add parking	270 sf	5,000.00	Hard wire smoke alarms	50 units	40,000.00
	Replace blacktop, sealcoat, parking areas	900 sf	9,000.00	New entry doors	50 units	42,000.00
	Replace exterior siding,brick/vinyl Comm. Build.	1	21,000.00	Replace flooring, plywood, sheet goods, tile, ect.	50 units	50,000.00
	Replace interior, flooring, plumbing, electric, ect.	1	15,000.00	Replace interior doors, bedroom, closet, ect.	50 units	4,500.00
	New roof Community building	1	7,500.00	Upgrade site drainage	300 lf	4,500.00
	Re-point brick	25 units	12,500.00	Add parking	270 sf	5,000.00
	Site sign	1	750.00	Replace blacktop/sealcoat parking areas	1,000 sf	10,000.00
	Appliance replacement	100 units	40,000.00	Site sign	1	750.00
	Replace maint. equip. tractors, vehicle, snow equip.	5	12,500.00	Appliance replacement	50	20,000.00
	Subtotal of Estimated Cost		$1,186250	Subtotal of Estimated Cost		$1,000,250

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Taylor 38-12**			**Olyphant 38-18**		
Annual	Relocate tenants	10	5,000.00	Replace maint. equip. tractors, snow equip.	2	7,500.00
Statement	New windows	100 units	230,000.00	Relocate tenants	5	2,500.00
	New gutters and downspouts	100 units	50,000.00	New windows	50	110,000.00
	Mold damage	10 units	20,000.00	New gutters and downspouts	960 lf	9,600.00
	Termite damage	5 units	10,000.00	Mold damage	5 units	5,000.00
	Environmental hazard abatement	10 units	10,000.00	Termite damage	2 units	10,000.00
	Upgrade key system	100 units	20,000.00	Environmental hazard abatement	5 units	5,000.00
	Build storage garage	1	10,000.00	Upgrade key system	50	6,500.00
	Replace exterior caulking, windows, doors, ect.	100 units	10,000.00	Replace exterior caulking windows, doors ect.	50 units	4,000.00
	Replace address #s on building	100 units	5,000.00	Replace address #s on buildings	50 units	2,500.00
	New walls, concrete block, versalok, ect	1	10,000.00	New walls, concrete block, versalok	1	5,000.00
	Foundation replacement	10 units	12,000.00	Foundation replacement concrete block	5 units	2,500.00
	Unblock site storm drains	2	2,500.00	Unblock site drainage	3	3,000.00
	Upgrade garbage bins	100 units	10,000.00	Upgrade garbage bins	50 units	2,500.00
	Replace exterior lighting	100 units	50,000.00	Replace exterior lighting	50 units	10,000.00
	Replace heating/cooling community building	1	7,500.00	Replace heating/cooling Comm. Building	1	5.500.00
	Replace windows Comm. building	1	12,500.00	New vinyl siding Comm. building	1	10,000.00
	New garage door Comm. building	1	5,000.00	New windows Comm. building	10	4,000.00
	Re-point brick	50 units	11,000.00	Replace interior flooring, plumbing, electric C.B.	1	5,500.00
	Subtotal of Estimated Cost		$490,500	Subtotal of Estimated Cost		$210,600

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Taylor 38-12**			**Olyphant 38-18**		
Annual	New porch stoops concrete	100 units	200,000.00	New roof Comm. building	1	4,500.00
Statement				Re-point brick		
	END OF AMP 31			**Dunmore 38-22**		
				Replace heating/cooling units	50	100,000.00
				Re-point brick	1	25,000.00
				New walks concrete/curb cutout	1	10,000.00
				ADA/504 accessibility	10 units	12,000.00
				Replace utilities exterior, water, gas, electric	50 units	11,000.00
				Replace electrical, gas, water, interior	50 units	50,000.00
				Replace rubber roof	1	25,000.00
				New baths, plumbing, flooring, shower stall, ect.	50 units	150,000.00
				New kitchens, cabinets, plumbing, flooring, ect.	50 units	200,000.00
				Trim remove tree	1	2,500.00
				Site landscaping	200 sf	2,000.00
				Hard wire smoke alarms	50 units	39,000.00
				New entrance roof	1	5,000.00
				Replace flooring, carpet, sheet goods, ect.	50 units	50,000.00
				Replace interior doors, bedroom, closet ect.	50 units	25,000.00
				Replace blacktop/sealcoat parking area	1	50,000.00
	Subtotal of Estimated Cost		$200,000	Subtotal of Estimated Cost		$761,000

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**			Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See				**Dunmore 38-22**		
Annual				Appliance replacement	50	20,000.00
Statement				Site sign	1	750.00
				Replace maint. equip. tractor, snow equip.	2	1,500.00
				Relocate tenants	2 units	2,000.00
				New windows	50 units	112,000.00
				Mold damage	2 units	5,000.00
				Termite damage	1 unit	5,000.00
				Environmental hazard abatement	5 units	10,000.00
				Upgrade key system	50 units	4,500.00
				Replace caulking, windows, doors, ect.	1	10,000.00
				New wall versalok	200 lf	20,000.00
				Unblock storm drain	1	5,000.00
				Replace cooling system	1	12,500.00
				Replace exterior lighting	10	5,000.00
				Replace exterior brick	100 sf	10,000.00
				END OF AMP 32		
	Subtotal of Estimated Cost		$	Subtotal of Estimated Cost		$223,250

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **2** FFY Grant: **2011** PHA FY: **07/01/2011 – 6/30/2012**		Work Statement for Year **3** FFY Grant: **2012** PHA FY: **07/01/2012 – 6/30/2013**	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**AMP 31 Wide**		**AMP 32 Wide**	
Annual	Computer software and training	10,000.00	Computer software and training	10,000.00
Statement	Drug and crime prevention	50,000.00	Drug and crime prevention	50,000.00
	Automated rent collection	25,000.00	Automated rent collection	25,000.00
	Resident activities	20,000.00	Residents activities	20,000.00
	Computer hardware	10,000.00	Computer hardware	10,000.00
	Operations	305,283.00	Operations	305,283.00
	Program administration	152,641.00	Program administration	152,641.00
	Design fees	125,000.00	Design fees	125,000.00
	Subsidized Bond debt service (annual payment)	400,000.00	Subsidized bond debt service (annual payment)	400,000.00
	Contingencies	122,000.00	Contingencies	122,000.00
	Subtotal of Estimated Cost	$1,219,924	Subtotal of Estimated Cost	$1,219,924

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**AMP 33**			**AMP 34**		
Annual	**Olyphant 38-07**			**Fell 38-05**		
Statement	Replace heating unit, hot air/hot water	1 units	25,000.00	Replace heating unit hot water	2 units	10,000.00
	New siding, aluminum/vinyl/brick	60 units	60,000.00	New siding, vinyl/brick	25 units	40,000.00
	New walks blacktop/concrete	4950 sf	49,000.00	New walks, concrete/blacktop/curb cuts	6,200 sf	62,000.00
	ADA/504 accessibility	15 units	12,000.00	ADA/504 accessibility	10 units	10,000.00
	Replace utilities exterior, gas, water, electric	60 units	20,000.00	Replace utilities exterior, gas, water, electric, ect.	25 units	31,000.00
	Replace electrical interior	60 units	60,000.00	Replace utilities interior, gas, water, electric, ect.	25 units	15,000.00
	Replace roofs, new plywood, shingles	60 units	120,000.00	Replace rubber roof	2 units	10,000.00
	New baths, plumbing, flooring, shower stall, ect.	60 units	180,000.00	New baths, flooring, plumbing, shower stall, ect.	25 units	75,000.00
	New kitchens, cabinets, plumbing, flooring, ect.	60 units	240,000.00	New kitchens, cabinets, plumbing, flooring, ect.	25 units	100,000.00
	Trim remove trees	5	5,000.00	Trim and remove trees	5	2,500.00
	Site landscaping	200 sf	2,000.00	Site landscaping	400 sf	4,000.00
	Hard wire smoke alarms	60 units	45,000.00	Hard wire smoke alarms	25	20,000.00
	New porch roofs	30 units	15,000.00	Replace porch roofs	10	4,000.00
	Replace flooring, plywood, sheet goods, tile, ect.	60 units	60,000.00	Replace flooring, sheet goods, plywood, tile, ect.	31 units	31,000.00
	Replace interior doors, closet, bedroom, ect.	60 units	30,000.00	Replace interior doors, closet, bedroom, ect.	31 units	15,500.00
	Upgrade site drainage	50 lf	5,000.00	Upgrade site drainage	50 lf	5,000.00
	Replace blacktop/sealcoat parking areas	5	7,500.00	Add parking	270 sf	2,700.00
	Site sign	1	750.00	Replace blacktop/sealcoat parking area	900 sf	9,000.00
	Subtotal of Estimated Cost		$936,250	Subtotal of Estimated Cost		$446,700

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Olyphant 38-07**			**Fell 38-05**		
Annual	Appliance replacement	60	24,000.00	Site sign	1	750.00
Statement	Replace maint. equip. tractor, snow equip.	2	10,000.00	Appliance replacement	25	10,000.00
	Relocate tenants	2	1,500.00	Replace maint. equip. tractor, snow equip.	2	7,500.00
	New windows	60 units	75,000.00	Relocate tenants	2	1,000.00
	New gutters and downspouts	500 lf	2,500.00	New windows	25 units	20,000.00
	Mold damage	2	5,000.00	New gutters and downspouts	250 lf	2,500.00
	Termite damage	2	10,000.00	Mold damage	1 unit	2,500.00
	Environmental hazard abatement	5	5,000.00	Termite damage	1 unit	5,000.00
	Upgrade key system	60 units	12,000.00	Environmental hazard abatement	3 units	7,500.00
	Replace caulking exterior, doors, windows	60 units	6,000.00	Upgrade key system	25	5,000.00
	Replace address #s on buildings	60 units	3,000.00	Build storage garage	1	10,000.00
	Foundation replacement, concrete block	5 units	15,000.00	Replace exterior caulk, windows, doors ect.	25 units	2,500.00
	Unblock site storm drains	2	5,000.00	Replace address #s on buildings	25	1,000.00
	Upgrade garbage bins	60 units	6,000.00	New walls, concrete block, versalok, ect	50 lf	5,000.00
	Replace exterior lighting	60 units	7,500.00	Foundation replacement, concrete block	100 sf	2,000.00
	Replace heating/cooling Comm. building			Upgrade garbage bins	25	2,500.00
	New roof Comm. building	1	5,000.00	Replace exterior lighting	25	5,000.00
	Replace siding, vinyl, brick, stucco Comm. Build	1	10,000.00	Replace heating/cooling Office building	1	7,500.00
	Re-point brick	10 units	10,000.00	Re-point brick	10 units	2,500.00
	Subtotal of Estimated Cost		$212,500	Subtotal of Estimated Cost		$99,750

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Jessup 38-09**			**Archbald 38-06**		
Annual	Replace heating units, hot air/hot water	76	380,000.00	Site sign	1	750.00
Statement	Replace fencing	200 lf	5,000.00	Appliance replacement	60 units	24,000.00
	New siding, aluminum/vinyl/brick/stucco	76 units	275,000.00	Replace maint. equip. tractor, vehicle, snow equip.	3	17,500.00
	New walks concrete/blacktop curb cutout	8,235 sf	282,350.00	Relocate tenants	5	2,500.00
	ADA/504 accessibility	10 units	110,000.00	New windows	60 units	75,000.00
	Replace utilities exterior, gas, water, electric	76 units	500,000.00	New gutters and downspouts	3,137 lf	18,900.00
	Replace interior utilities, electric, gas, water	76 units	176,000.00	Mold damage	5 units	5,000.00
	Replace roofs, new plywood, shingles	76 units	304,000.00	Termite damage	2 units	10,000.00
	New baths, plumbing, flooring, shower stall	76 units	228,000.00	Environmental hazard abatement	5 units	5,000.00
	New kitchens, cabinets, plumbing, flooring, ect.	76 units	304,000.00	Upgrade key system	60 units	12,000.00
	Trim and remove trees	25	22,500.00	Replace exterior caulking, windows, doors, ect.	60 units	6,000.00
	Site landscaping	10,000 sf	300,000.00	Replace address #s on buildings	60	2,500.00
	Hard wire smoke alarms	76 units	60,000.00	Unblock site storm drains	4	4,000.00
	New porch roofs	76 units	304,000.00	Upgrade garbage bins	60	6,000.00
	Replace flooring, plywood, sheet goods, tile	76 units	276,000.00	Replace exterior lighting	60 units	10,000.00
	Replace interior doors, closet, bedroom, ect.	76 units	152,000.00	Replace heating/cooling Community building	1	10,000.00
	Upgrade site drainage	500 lf	55,000.00	New windows Comm. building	10	4,000.00
	Replace blacktop/sealcoat parking areas	27,000 sf	370.000.00	Replace exterior siding, vinyl, Comm. Building	1	12,000.00
	Add parking	11,800 sf	118,000.00	Replace interior, flooring, plumbing, electrical C.B.	1	10,000.00
	Subtotal of Estimated Cost		$4,221850	Subtotal of Estimated Cost		$235,150

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Jessup 38-09**			**Archbald 38-06**		
Annual	Site sign	1	750.00	New roof Comm. building	1	10,000.00
Statement	Appliance replacement	152	60,800.00	Re-point brick	1000 sf	5,000.00
	Replace maint equip. tractor, snow equip.	2	7,500.00	Replace heating, hot air/hot water	10 units	50,000.00
	Relocate tenants	76	38,000.00	Replace fencing	300 lf	10,000.00
	New windows	76 units	280,000.00	New siding, vinyl, brick, stucco	60 units	100,000.00
	New gutters and downspouts	4,610 lf	27,675.00	Replace walk, concrete/blacktop	2000 sf	20,000.00
	Mold damage	25 units	22,500.00	ADA/504 accessibility	15 units	12,000.00
	Termite damage	10 units	50,000.00	Replace exterior utilities, gas, water, electric, ect.	60 units	60,000.00
	Environmental hazard abatement	76 units	125,000.00	Replace utilities, interior, gas, water, electric, ect.	60 units	30,000.00
	Upgrade key system	76 units	15,200.00	Replace roofs, new plywood, shingles, rubber	36 units	144,000.00
	Build storage garage	1	10,000.00	New baths, flooring, plumbing, shower stall, ect.	36 units	138,000.00
	Replace exterior caulking, windows, doors, ect.	76 units	7,600.00	New kitchens, cabinets, plumbing, flooring, ect.	60 units	240,000.00
	Replace address #s on buildings	76 units	3,800.00	Trim and remove trees	10	5,000.00
	New walls, block, veraslok, ect.	5	25,000.00	Site landscaping	1600 sf	1,600.00
	Unblock storm drains	5	5,000.00	Hard wire smoke alarms	60 units	45,000.00
	Upgrade garbage bins	76	7,600.00	Replace porch roofs	60	24,000.00
	Replace exterior lighting	76 units	7,600.00	New entry doors	60	48,000.00
	Modular home units	96 units	4,500,000.	Replace flooring, plywood, sheet goods, tile, ect.	60 units	60,000.00
	Demolition of existing units	76 units	376,000.00	Replace interior doors, closet, bedroom, ect.	60 units	30,000.00
	Subtotal of Estimated Cost		$5,569975	Subtotal of Estimated Cost		$1,032,600

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Jessup 38-09**			**Archbald 38-06**		
Annual	Replace siding brick, vinyl Comm. building	1	20,000.00	Upgrade site drainage	100 lf	6,000.00
Statement	Replace heating/cooling Comm. building	1	10,000.00	Add parking	180 sf	1,800.00
	New windows Comm. building	10	4,000.00	Replace blacktop/sealcoat parking areas	1,800 sf	8,000.00
	Replace interior, flooring, plumbing, elec. C.B.	1	12,000.00	**Blakely 38-13**		
	New utilities, gas, water, electric, C.B.	1	25,000.00	Replace heating unit, hot air/hot water	5 units	20,000.00
	Re-point brick	10	7,500.00	Replace fencing	200 lf	3,000.00
	Dickson City 38-10			New siding vinyl	40 units	75,000.00
	New fencing	300 lf	6,500.00	New brick siding/re-point H.R.	1	50,000.00
	New vinyl siding	69 units	45,000.00	Replace stucco	40 units	45,000.00
	Re-point brick	29 units	9,000.00	New walks concrete/blacktop/curb cuts	4,800 sf	40,800.00
	New heating, electric baseboard/hot water	69 units	345,000.00	ADA/504 accessibility	10 units	15,000.00
	New walks blacktop/concrete/ curb cutout	5,000 sf	50,000.00	Replace exterior utilities, gas, water, electric, ect.	101 units	101,000.00
	ADA/504 accessibility	7 units	14,000.00	Replace interior utilities, gas, water, electric, ect.	101 units	50,500.00
	Replace exterior utilities, gas, water, electric	69 units	69,000.00	Replace roof rubber, H.R.	1	40,000.00
	Replace interior utilities, gas, water, electric	69 units	34,500.00	New roofs, plywood, shingles	2 units	10,000.00
	Replace roofs, new plywood, shingles	50 units	66,000.00	New baths, flooring, plumbing, shower stall, ect.	101 units	303,000.00
	New baths, flooring, plumbing, shower stall, ect.	69 units	207,000.00	New kitchens, cabinets, plumbing, flooring, ect.	101 units	404,000.00
	New kitchens, cabinets, plumbing, flooring, ect.	69 units	276,000.00	Trim and remove trees	5	2,500.00
	Trim trees	12	4,800.00	Site landscaping	1000 sf	6,000.00
	Subtotal of Estimated Cost		$1,205300	Subtotal of Estimated Cost		$1,181,600

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Dickson City 38-10**			**Blakely 38-13**		
Annual	Site landscaping	6000 sf	3,600.00	Hard wire smoke alarms	40 units	39,000.00
Statement	Hard wire smoke alarms	69 units	60,000.00	New porch roofs	40 units	16,000.00
	New porch roofs	19 units	9,500.00	New entry doors H.R.	2	7,500.00
	New entry doors	69 units	55,200.00	New entry doors	40 units	32,000.00
	Replace flooring, sheet goods, tile, plywood	69 units	69,000.00	Replace flooring, plywood, sheet goods, tile, ect.	101 units	202,000.00
	Replace interior doors, closet, bedroom, ect.	69 units	34,500.00	Replace interior doors, closet, bedroom, ect.	101 units	50,500.00
	Upgrade site drainage	100 lf	10,000.00	Upgrade site drainage	100 lf	10,000.00
	Add parking	470 sf	17,500.00	Add parking	1500 sf	15,000.00
	Replace blacktop/sealcoat parking areas	1,275	12,750.00	Replace blacktop/sealcoat parking areas	3000 sf	7,500.00
	Site sign	1	750.00	Site sign	1	750.00
	Appliance replacement	69	27,600.00	Appliance replacement	101	40,400.00
	Replace maint. equip. tractors, vehicle, snow eq.	3	12,500.00	Replace maint. equip. tractor, vehicle, snow equip.	1 ea	15,000.00
	Relocate tenants	5	2,500.00	Relocate tenants	5	2,500.00
	New windows	5 units	5,000.00	New windows	3 units	3,000.00
	New gutters and downspouts	69 units	24,000.00	New downspouts and gutters	200 lf	12,000.00
	Mold damage	2 units	12,000.00	Mold damage	2 units	10,000.00
	Termite damage	2 units	15,000.00	Termite damage	2 units	15,000.00
	Environmental hazard abatement	3 units	11,000.00	Environmental hazard abatement	5 units	5,000.00
	Upgrade key system	69 units	6,900.00	Upgrade key system	101 units	20,200.00
	Subtotal of Estimated Cost		$389,300	Subtotal of Estimated Cost		$503,350

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Dickson City 38-10**			**Blakely 38-13**		
Annual	Replace exterior caulking, windows, doors, ect.	69 units	6,900.00	Replace exterior caulking, windows, doors, ect.	101 units	10,100.00
Statement	Replace address #s on buildings	69 units	2,000.00	Replace address #s on buildings	40 units	1,000.00
	Unblock site storm drains	1	1,000.00	New wall versalok	75 lf	7,500.00
	Upgrade garbage bins	69 units	3,450.00	Unblock site storm drains	3	3,000.00
	Replace exterior lighting	69 units	14,500.00	Upgrade garbage bins	40 units	4,000.00
	Replace heating/cooling community building	1	13,000.00	Replace cooling/heating H.R.	1	20,000.00
	New roof Comm. Build.	1	7,500.00	Replace heating/cooling Community building	1	7,500.00
	Replace exterior siding, vinyl, brick, stucco	1	35,000.00	Replace exterior lighting	40 units	4,000.00
	Replace flooring, plumbing, Comm. building	1	10,000.00	Replace exterior stucco Comm. building	1	25,000.00
	Cole Village 38-14			Replace interior flooring, plumbing, electric, C.B.	1	10,000.00
	Site sign	1	750.00	**Jermyn 38-15**		
	Appliance replacement	60	24,000.00	Replace heating ,hot water/electric baseboard	52 units	260,000.00
	Replace maint. equip. tractor, snow equip.	1	5,000.00	New fencing	250 lf	8,500.00
	Relocate tenants	2	1,000.00	New siding, aluminum/vinyl/brick/stucco	52 units	100,000.00
	New windows	60 units	80,000.00	New walks, concrete/blacktop/curb cuts	4,500 sf	45,000.00
	New gutters and downspouts	600 lf	3,600.00	ADA/504 accessibility	15 units	10,000.00
	Mold damage	2 units	5,000.00	Replace exterior utilities, gas, water, electric, ect.	52 units	52,000.00
	Termite damage	1 unit	5,000.00	Replace utilities interior, gas, water, electric	52 units	26,000.00
	Environmental hazard abatement	5 units	5,000.00	Replace roofs, new plywood, shingles	52 units	40,000.00
	Subtotal of Estimated Cost		$222,700	Subtotal of Estimated Cost		$633,600

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Cole Village 38-14**			**Jermyn 38-15**		
Annual	Upgrade key system	60 units	6,000.00	New baths, flooring, plumbing, shower stall, ect.	52	156,000.00
Statement	Build storage garage	1	5,000.00	New kitchens, cabinets, flooring, plumbing, ect.	52	208,000.00
	Replace caulking exterior, windows, doors, ect.	60 units	7,200.00	Trim and remove trees	5	2,500.00
	Upgrade address #s on buildings	4	4,000.00	Site landscaping	1,000 sf	2,000.00
	New walls, block, versalok, ect.	200 lf	8,000.00	Hard wire smoke alarms	52 units	40,000.00
	Unblock site storm drains	2	5,000.00	New porch roofs	32 units	12,800.00
	Upgrade garbage bins	60	2,500.00	New entry doors	52 units	41,600.00
	Replace exterior lighting	60 units	5,000.00	Replace flooring, new plywood, sheet goods, tile	52 units	52,000.00
	Replace heating/cooling Community building	1	10,000.00	Replace interior doors, closet, bedroom, ect.	52 units	26,000.00
	New roof Comm.. building	1	5,600.00	Upgrade site drainage	100 lf	5,000.00
	Replace interior, flooring, plumbing, ect. C.B.	1	9,500.00	Add parking	270 sf	2,700.00
	Replace exterior siding, brick, vinyl, ect.	1	12,500.00	Replace blacktop/sealcoat parking areas	1,200 sf	12,000.00
	Re-point brick	30 units	6,000.00	Site sign	1	750.00
	Replace heating unit electric/hot water baseboard	60 units	345,000.00	Appliance replacement	52	20,800.00
	New fencing	150 lf	3,000.00	Replace maint. equip. tractors, snow equip.	1 ea	7,500.00
	New siding, aluminum/vinyl/brick/wood	60 units	40,000.00	Relocate tenants	2	1,000.00
	New walks concrete/blacktop/curb cuts	6,500 sf	65,000.00	New windows	52 units	66,600.00
	ADA/504 accessibility	7 units	7,000.00	New gutters and downspouts	100 lf	1,600.00
	Replace utilities exterior, gas, water, electric	60 units	16,000.00	Mold damage	2 units	10,000.00
	Subtotal of Estimated Cost		$562,300	Subtotal of Estimated Cost		$668,850

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Cole Village 38-14**			**Jermyn 38-15**		
Annual	Replace utilities interior, gas, water, electric	60 units	60,000.00	Termite damage	1 unit	7,500.00
Statement	Replace roofs, new plywood, shingles	60 units	45,000.00	Environmental hazard abatement	5 units	5,000.00
	New baths, flooring, plumbing, shower stall, ect.	60 units	180,000.00	Upgrade key system	52 units	10,400.00
	New kitchens, cabinets, plumbing, flooring, ect.	60 units	240,000.00	Build storage garage	1	10,000.00
	Trim and remove trees	10	10,000.00	Replace exterior caulking, doors, windows	52 units	5,200.00
	Site landscaping	400 sf	3,400.00	Replace address #s on buildings	52 units	1,040.00
	Hard wire smoke alarms	60	45,000.00	New wall versalok	100 lf	15,000.00
	New porch roofs	60 units	36,000.00	Foundation replacement concrete block	100 sf	3,500.00
	New entry doors	60 units	48,000.00	Unblock site storm drains	2	2,000.00
	Replace flooring, plywood, tile, sheet goods, ect	60 units	60,000.00	Upgrade garbage bins	52 units	2,600.00
	Replace interior doors, closet, bedroom, ect.	60 units	20,000.00	Replace exterior lighting	52 units	5,000.00
	Upgrade site drainage	60 lf	3,000.00	Replace heating/cooling Community building	1	7,500.00
	Add parking	810 sf	8,100.00	New roof rubber Comm.. building	1	5,000.00
	Replace blacktop/sealcoat parking areas	3600 sf	15,400.00	Replace exterior siding, vinyl/stucco	1	10,000.00
	Dickson City 38-16			Replace interior, pluming, flooring electric, ect.	1	12,000.00
	Replace heating baseboard/hot water	31 units	31,000.00	Re-point brick	5 units	1,000.00
	New fencing	300 lf	6,000.00	**Archbald 38-24**		
	New vinyl siding/brick	31 units	40,000.00	New heat, hot air	1 unit	5,000.00
	New walks concrete/blacktop/curb cuts	300 sf	3,000.00	New siding vinyl	8 units	15,000.00
	Subtotal of Estimated Cost		$853,900	Subtotal of Estimated Cost		$122,740

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Dickson City 38-16**			**Archbald 38-24**		
Annual	ADA/504 accessibility	5 units	7,500.00	New walks concrete/blacktop/curb cut	300 sf	3,000.00
Statement	Replace utilities exterior, gas, water, electric	31 units	31,000.00	ADA/504 accessibility	4 units	2,000.00
	Replace utilities, interior, water, gas, electric	31 units	15,500.00	Replace utilities exterior, gas, water, electric	8 units	8,000.00
	Replace roofs, new plywood, shingles	31 units	31,000.00	Replace utilities interior, gas, water, electric	8 units	4,000.00
	New baths, plumbing, flooring, shower stall, ect.	31 units	77,500.00	Replace roofs, plywood, shingles	8 units	25,000.00
	New kitchens, cabinets, plumbing, flooring, ect.	31 units	124,000.00	New baths, flooring, plumbing, shower stall	8 units	24,000.00
	Trim and remove trees	5	2,500.00	New kitchens, cabinets, flooring, plumbing	8 units	32,000.00
	Site landscaping	6,400 sf	3,840.00	Trim trees	2	1,000.00
	Hard wire smoke alarms	31 units	25,000.00	Site landscaping	1000 sf	1,000.00
	New porch roofs	16 units	6,400.00	Hard wire smoke alarms	8 units	9,200.00
	Replace flooring, sheet goods, plywood, tile, ect	31 units	31,000.00	New porch roofs	4	1,600.00
	New entry door	15 units	12,000.00	New entry door	2	1,600.00
	Replace interior doors, closet, bedroom, ect.	31 units	15,500.00	Replace flooring, tile, sheet goods, plywood	8 units	8,000.00
	Upgrade site drainage	200 lf	10,000.00	Replace interior doors bedroom, closet, ect.	8 units	1,600.00
	Add parking	270 sf	2,700.00	Upgrade site drainage	25 lf	2,500.00
	Replace blacktop/sealcoat parking areas	600 sf	12,000.00	Replace Blacktop/sealcoat parking area	2,400 sf	6,500.00
	Site sign	1	750.00	Site sign	2	1,500.00
	Appliance replacement	31	12,400.00	Appliance replacement	8	3,200.00
	Replace maint. equip. tractors, snow equip. ect.	2	5,000.00	New windows	8 units	12,000.00
	Subtotal of Estimated Cost		$425,590	Subtotal of Estimated Cost		$147,700

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Dickson City 38-16**			**Archbald 38-24**		
Annual	Relocate tenants	2	1,000.00	New gutters and down spouts	120 lf	720.00
Statement	New windows	31 units	45,000.00	Mold damage	1 unit	2,500.00
	New gutters and downspouts	31 units	6,500.00	Termite damage	1 unit	5,000.00
	Mold damage	2 units	5,000.00	Environmental hazard abatement	12 units	1,000.00
	Termite damage	3 units	15,000.00	Upgrade key system	8 units	1,600.00
	Environmental hazard abatement	5 units	5,000.00	Unblock site storm drains	2	2,000.00
	Upgrade key system	31	6,200.00	Upgrade garbage bins	8	800.00
	Build storage garage	1	10,000.00	Replace exterior lighting	8 units	800.00
	Replace exterior caulking, door, windows, ect.	31 units	2,500.00	Foundation replacement concrete block	320 sf	16,000.00
	Replace address #s on buildings	31	1,550.00	New wall, concrete block, versalok, ect	240 f	12,000.00
	New walls, versalok	200 lf	10,000.00	Replace exterior caulking, doors, windows, ect.	8 units	800.00
	Unblock site storm drains	1	1,000.00	Re-point brick	40 sf	400.00
	Upgrade garbage bins	31 units	1,500.00	**END OF AMP 34**		
	Replace exterior lighting	31 units	3,100.00			
	Replace heating/cooling Community building	1	10,000.00			
	New roof Comm. building	1	7,500.00			
	Replace siding, vinyl, Comm. building	1	10,000.00			
	Replace interior, plumbing, flooring, electric	1	20,000.00			
	Re-point brick	10 units	5,000.00			
	Subtotal of Estimated Cost		$165,850	Subtotal of Estimated Cost		$43,620

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**			Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**Dickson City 38-16**					
Annual	New ventilation mech. Room Comm. building	1	1,000.00			
Statement	**END OF AMP 33**					
	Subtotal of Estimated Cost		$1,000	Subtotal of Estimated Cost		$

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY **2010**	Work Statement for Year **4** FFY Grant: **2013** PHA FY: **07/01/2013 – 6/30/2014**		Work Statement for Year **5** FFY Grant: **2014** PHA FY: **07/01/2014 – 6/30/2015**	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**AMP 33 Wide**			
Annual	Computer software and training	10,000.00	Computer software and training	10,000.00
Statement	Drug and crime prevention	50,000.00	Drug and crime prevention	50,000.00
	Automated rent collection	25,000.00	Automated rent collection	25,000.00
	Resident activities	20,000.00	Residents activities	20,000.00
	Computer hardware	10,000.00	Computer hardware	10,000.00
	Operations	305,283.00	Operations	305,283.00
	Program administration	152,641.00	Program administration	152,641.00
	Design fees	125,000.00	Design fees	125,000.00
	Contingencies	122,000.00	Contingencies	122,000.00
	Subsidized bond debt service (annual payment)	400,000.00	Subsidized bond debt services (annual payment)	400,000.00
	Subtotal of Estimated Cost	$1,219,924	Subtotal of Estimated Cost	$1,219,924

Attachment M

Housing Authority of the County of Lackawanna

Five-Year/Annual Plans
Fiscal Years 07/01/2010 – 07/01/2014

Proposed Development of Demolished Jessup Site
(AMP 33 – Project Number PA38-09)

It is the intent of the Lackawanna County Housing Authority (LCHA) to develop new housing on Jessup site, for which demolition has been proposed. The LCHA is in the process of performing a feasibility study to determine the best and most cost effective methodology for the redevelopment of this site. The total number of units (no less than 76 family & senior units) and the specific site plan will evolve based on the feasibility study.

The LCHA intends to submit to HUD a proposal for the physical development of the project, as well as an application for approval of a financial plan pursuant to the Capital Fund Financing Program (CFFP). The CFFP will allow LCHA to borrow money from a local lending institution to finance a portion of the development cost. LCHA will use proceeds from the disposition of the University development, capital funds and replacement housing factor (RHF) funds to finance the project. RHF will be used to repay the loan.

Attachment N

Housing Authority of the County of Lackawanna

Five-Year/Annual Plans
Fiscal Years 07/01/2010 – 07/01/2014

Comments of the Resident Advisory Board

The Housing Authority of the County of Lackawanna conducted a meeting with the Resident Advisory Board on March 15, 2010.

In attendance:
In attendance:

James Dartt
Nancy Ikeler
Pat Padula
Debbie Cianflone
Judy Plishka
Jim Davis
Resident: Sister Gertrude Grimes
Resident: Sheila Gravine
Resident: Irma Sieboda
Resident: Charlotte Patrick
Resident: Marion Bushko
Resident: Pauline Santarsiero
Resident: Catherine Gosnell

Absent:
Darlene Lulu
Joseph Carroll
Betty Petrunich

Executive Director Dartt opened with a welcome for everyone in attendance. He asked if everyone in attendance would kindly introduce themselves. Executive Director Dartt made a special introduction to Catherine Gosnell to our newest member of the Advisory Board who is a Resident from the Throop development.

At this time Executive Director Dartt stated that he would just like to go over the summary of the Annual PHA FY 7/1/10 which each Board member should have received in the mail. Executive Director Dartt stated that he would first like to touch on a few of the highlights listed on the plan.

- The continued application for the demolition of the PA38-09 site with possibly having commercial facilities to received additional tax credit funding.
- The conversions of the 8 units to 4 fully handicap accessible units at the Blakely High Rise.
- To dispose of 8 units in Archbald site PA-24 that has become a burden to maintain. If this property is sold we will receive additional vouchers for Section 8.

Executive Director Dartt continued with the summary of any changes to our policies/programs listed for the upcoming year.

Executive Director Dartt asked if any of the residents had any questions or comments.

Question:
Sister Gertrude asked what the American Recovery Act (ARRA) was.
Response:
Executive Director Dartt stated that it was created under President Obama's administration to create jobs. We received 2.1 million dollars to be used in the modernization of our developments.

Question:
Sister Gertrude Grimes asked if we check for sex offenders on re-certifications.
Response:
Executive Director Dartt stated we check this at the time of application and re-certification.

Question:
Irma Sleboda asked when we implement the Non-Smoking Policy will we be instituting how far from the door you can smoke.
Response:
Executive Director Dartt stated that you will not be required to be a certain distance from the building. This will be implemented July 1, 2010. Everyone will receive the policy with an addendum to their lease.

Question:
Irma Sleboda asked what does mean that the HACL may become involved in mixed-finance development.
Response:
Executive Director Dartt stated that if we do construction and have other sources of income besides HUD money such as private investors. Example: Jessup site; that the option would be available if we did decide to do something like this with the reconstruction and the possibility of have stores in the development.

Question:
Irma Sleboda asked about the forming of non-profit corporations.
Response:
We would need a Board of Commissioners, separate financials and prefer to have this run out of another building. Non-Profit corporation becomes very involved; however we would like to explore the regulations in doing so.

Question:
Irma Sleboda asked what the acronym for NOFAs mean.
Response:
Executive Director Dartt stated that is stands for Notice of Funds Available. This grant program is available through HUD. If we were looking for particular funding this is where we could apply.

Question: Sister Gertrude asked will be getting the special rate from Comcast.
Response:
Executive Director Dartt stated that he has been in touch with a representative from Comcast and we will begin the Cole Village site and Blakely who seemed to have the most interest in the new rates. We will continue to monitor the other sites and make the change when we finish with the responses from the individual residents.

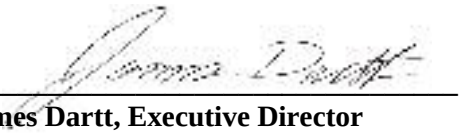
Question:
Sister Gertrude Grimes asked about the preference change for families displaced due to fire and government actions.
Response:
Executive Director Dartt stated these people would be put on the top or our list. This of course is based that everything is in order on their application. We could not do this in the past and felt there was a need for the change due to this type of displacement.

Question:
Catherine Gosnell asked if we have an emergency fund.
Response:
Executive Director stated that we do not have any emergency fund, but anything of that nature would be taken out of out Capital Fund.

Question:
Sister Gertrude Grimes asked if they would be doing the kitchens at the Kimberly Circle.
Response:
Executive Director Dartt stated they are not scheduled to be replaced at this time but we would be looking at that in the future. Deputy Director Padula added that as we have turnovers in the apartments they are replaced if needed at that time.

The question and answer segment of the meeting ended with a general discussion about any other issues the residents wanted to discuss and about the spring clean up.

Executive Director Dartt adjourned the meeting with a reminder to the Resident Board about the Public Hearing for the Agency Plan being held on Thursday, April 8, 2010 at 5:00 PM with the Board of Commissioners meeting to follow immediately after.



James Dartt, Executive Director
Housing Authority of the County of Lackawanna

April 8, 2010

Attachment O

Housing Authority of the County of Lackawanna

Five-Year/Annual Plans
Fiscal Years 07/01/2010 – 07/01/2014

Challenged Elements

There were no challenged elements to the Housing Authority's Annual Plan

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James Dartt, Executive Director
Housing Authority of the County of Lackawanna

April 8, 2010