

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Pittston Housing Authority</u> PHA Code: <u>PA042</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>January 1, 2010</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>302</u> Number of HCV units: <u>147</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> 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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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:  <b><i>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</i></b>				
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  <b><i>See attachment.</i></b>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.  <b><i>The public housing Admissions and Continued Occupancy Plan and the Voucher Administrative Plan are being slightly revised as part of the Agency Plan review. Copies of the revised plan and of the Agency Plan are available for review at the Authority's central office.</i></b>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable. <b><i>N/A</i></b>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. <b><i>See attached Statements and Budgets.</i></b>				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b><i>See attached Statements and Budgets.</i></b>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , 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. <b><i>See attached Five-Year Action Plan.</i></b>				

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> 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. <i>N/A</i></p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <i>See attachment.</i></p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b> <i>See attached goals.</i></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(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. <i>See attached goals, which include information on past accomplishments.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><b>A significant change is defined as:</b></p> <ol style="list-style-type: none"> <li>1. <i>Changes to rent or admissions policies or organization of the waiting list except where the changes are to bring them into compliance with HUD requirements or to expand options for residents.</i></li> <li>2. <i>Addition of non-emergency Capital Fund Program work items (items not included in the current Annual Statement or Five-Year Action Plan).</i></li> <li>3. <i>Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</i></li> </ol>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

# **ATTACHMENTS**

- 1. NEEDS, GOALS, DECONCENTRATION, AND WAITING LISTS AND**
  - A. HOUSING NEEDS.**
  - B. FIVE-YEAR AGENCY PLAN GOALS – 2009-2014 – STATUS AS OF JULY 2009**
  - C. DECONCENTRATION ANALYSIS**
  - D. PUBLIC HOUSING WAITING LIST/VOUCHER WAITING LIST**

- 2. CAPITAL FUND PROGRAM STATEMENTS AS OF JUNE 30, 2009:**
  - A. 2007**
  - B. 2008**
  - C. 2009**
  - D. 2009 STIMULUS**

- 3. CAPITAL FUND PROGRAM BUDGETS:**
  - A. 2010**
  - B. 2011-2014**

**NOT ATTACHED -- SUBMITTED SEPARATELY VIA EMAIL TO HUD FIELD**

- 4. CERTIFICATIONS**
  - 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**
  - c. Form HUD-50071, Certification of Payments to Influence Federal Transactions**
  - d. Form SF-LLL, Disclosure of Lobbying Activities**
- 5. 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.**
- 6. Challenged Elements**

## 1.A. HOUSING NEEDS

Housing Needs will remain unchanged from the previous Five-Year Plan until the 2010 Census information becomes available.

<b>Housing Needs of Families in the Jurisdiction</b>							
<b>By Family Type</b>							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	291	3	2	3	1	1	1
Income >30% but <=50% of AMI	117	2	1	3	1	1	1
Income >50% but <80% of AMI	58	1	1	2			
Elderly	155	3	3	3	1	1	1
Families with Disabilities	117	3	3	3	3	1	1
Black/Non-Hispanic	4						
Hispanic	4						
Race/Ethnicity							
Race/Ethnicity							

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

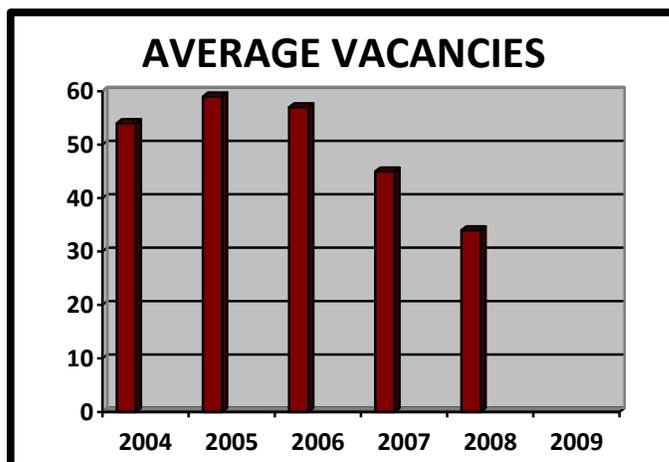
- 2000 U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- Other sources: PHA Waiting List

## 1. B. FIVE-YEAR AGENCY PLAN GOALS – 2009 TO 2014

### STATUS AS OF JULY 2009

1. During the past five-years the Authority has reduced its backlog of vacancies. During the coming five-years , the Authority will continue its push to become fully occupied with the goal of achieving and maintaining a 97% occupancy rate.

AVERAGE VACANCIES		
	Vacancies	% Occupied
2004	54	82%
2005	59	81%
2006	57	81%
2007	45	85%
2008	34	89%
2009		

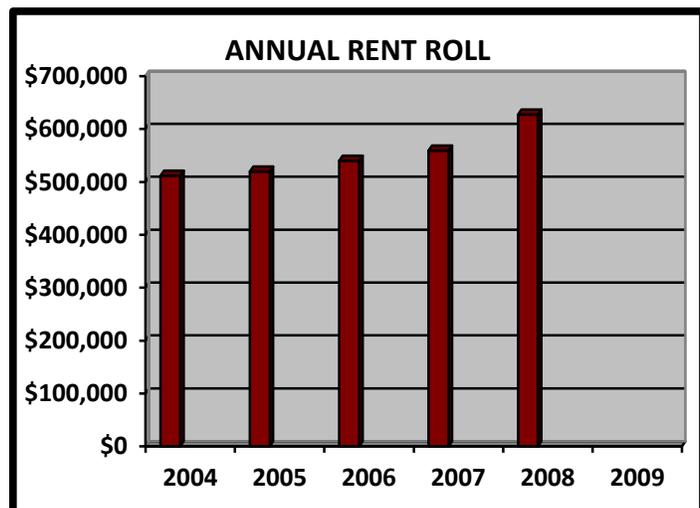


2. Increase speed of turnover vacant apartments with a goal of 10 days.
3. Improve heating and hot water reliability and control for residents of Riverview Manor and Winter Street. The five-year capital plan is focused on ensuring the availability of heating and hot water that meets resident needs while reducing the enormous wastage caused by deteriorated supply lines, uneven distribution, and the inability of residents to control.
4. Maintain public housing and voucher waiting lists that provide available applicants that match the average annual turnover. In 2009, for the first time, the number of applicants exceeded the annual turnover. The Voucher waiting list has also substantially increased so to an excessive level which resulted in the waiting list being closed during 2009. The number of applicants for public housing took increased by a large amount in 2009. The Voucher waiting list remains considerable larger than that for public housing even after being closed for much of the year.

July	PUBLIC HOUSING WAITING LIST			VOUCHER WAITING LIST		
	Number Applicants	Annual Turnover	Year's Supply	Number Applicants	Annual Turnover	Year's Supply
2003	34	63	54%	75	41	183%
2004	31	52	60%	87	57	153%
2005	54	61	89%	71	38	187%
2006	45	60	75%	56	39	144%
2007	47	60	78%	78	49	159%
2008	56	57	98%	97	38	255%
2009	77	60	128%	96	37	259%

5. Seek to attract a wide-range of low income applicants for the public housing family apartments. Average incomes increased during the past five-years and are expected to continue to do this as the quality of the family apartments improve. This is required to meet HUD standards for Deconcentration as well as being an indicator of the Authority's ability to attract a wide-range of low income applicants. See attached document entitled Deconcentration for detailed information on Pittston's performance with its family public housing. The following displays the Rent Roll Charges and occupancy levels for all public housing.

PUBLIC HOUSING RENT ROLL		
	Average Rent Roll	Average Occupancy
2004	\$42,631	248
2005	\$43,291	243
2006	\$45,009	245
2007	\$46,591	257
2008	\$52,264	268
2009		



6. Strengthen the accessibility of living and community space for those with a variety of disabilities. This will be done by:
- Applying for Stimulus funds to convert 9 efficiencies in the Apollo mid-rise into fully accessible one-bedroom apartments.

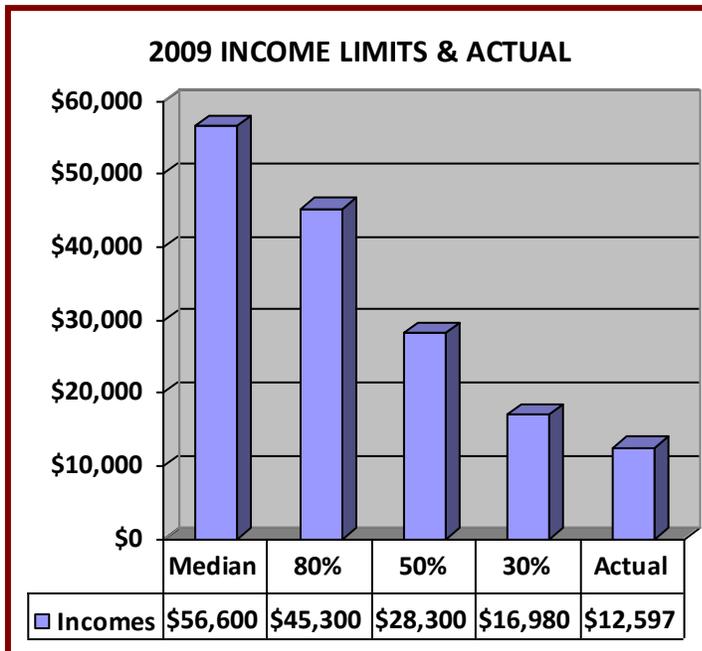
- b. Make bathrooms in family community centers fully accessible.
7. Maintain focus on security needs at all developments. During the past five-years, security cameras were installed in all developments. These have helped to identify those doing illegal dumping, vandalism, and drugs. During the coming five-years the Authority will :
  - a. Continue to monitor security cameras.
  - b. Install gate to control access to Riverview Manor.
  - c. Install new security entrance to Infantino Towers including separating access for Authority business and residences. Improvements will include ability for residents to monitor entrance via closed circuit TV.
  - d. Install new security entrance at front of the Apollo Mid-Rise including ability of residents to monitor via closed circuit TV.
8. Maintain Public Housing PHAS status as a Standard Performer while focusing on eliminating repeat REAC inspection findings, where a remedy is available.
9. Maintain Voucher SEMAP status as a High Performer.
10. Expand availability of quality apartments through the Voucher program by conducting outreach to potential landlords. Success will be measured by the number of new landlords entering the program and the quality of these units.

## 1.C. DECONCENTRATION ANALYSIS PITTSTON HOUSING AUTHORITY

JULY 2009

	Average Income	Percent of Average for All Families
Panama Street	\$12,586	100%
Riverview Manor	\$11,966	95%
Winter Street	\$13,238	105%
Average	\$12,597	100%

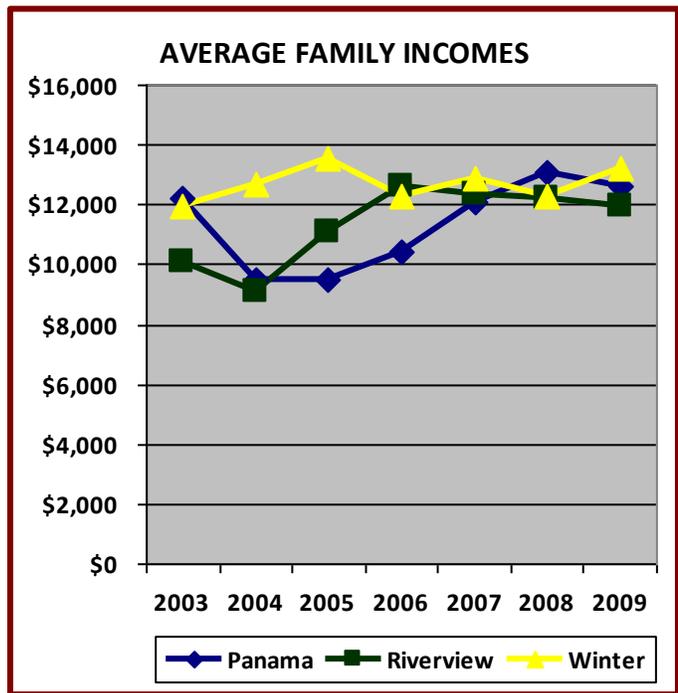
Each year authorities are required to compare the average incomes of each family public housing development. This is required to attempt to ensure that the lowest income residents are not concentrated in one location. The Regulations indicate that, if all developments have average incomes between 85 and 115 percent of the overall average, then it is presumed that there is no need for further consideration. In the above table, the average incomes at the three family developments are very close to each other. All are well within 85 and 115 percent of the overall average. Therefore, no further review is required.



The implementing regulations further indicate that if the average incomes of all family developments are less than the Extraordinary Low Income level (30 percent of median), then no further action is required even if there was a substantial difference. The 2007 median income for the Pittston Metropolitan area (including Luzerne County, Scranton and Wilkes-Barre) is \$56,600. Thirty (30) percent of the median is \$17,000. The average incomes of all three family developments are significantly below 30 percent of the area median. The average income of family occupants is 22 percent of the area median.

The income limits for public housing are set at 80 percent of the median while the income limits for Vouchers are set at 50 percent of the median. In addition, 75 percent of Voucher holders must be below 20% of median at time of admission. It is desirable to attract applicants with a wide range of incomes within the limits of eligibility.

As shown on the graph, average incomes in Panama Street and Riverview Manor dropped substantially in 2004. However, the average incomes in the same two sites steadily increased for three years before leveling off beginning in 2006 for Riverview Manor and 2007 for Winter Street. Incomes in Winter Street have remained fairly steady. This is a positive trend indicating that the Authority is attracting and retaining more stable occupants at its Panama and Riverview developments.



**Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>
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**Type of Grant:**  
 **Original Annual Statement** ( ) Reserve for Disasters/Emergencies ( ) Revised Annual Statement (Revision No: )  
 ( ) Performance and Evaluation Report for Program Year Ending: 6/30/2009 ( ) Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$90,000	\$0	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$5,000	\$0	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
	1430 Fees and Costs	\$30,000	\$0	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	\$100,000	\$0	\$0.00	\$0.00
10	1460 Dwelling Structures	\$234,540	\$0	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000	\$0	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				

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.

**Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>
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<b>Type of Grant:</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> ( ) Reserve for Disasters/Emergencies ( ) Performance and Evaluation Report for Program Year Ending: 6/30/2009	( ) Revised Annual Statement (Revision No: ) ( ) Final Performance and Evaluation Report
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$2,500	\$0	\$0.00	\$0.00
20	Amount of Grant: (sum of lines 2 - 19)	\$467,040	\$0	\$0	\$0
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 - Hard Costs	\$309,540	\$0	\$0.00	\$0.00

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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**Part II: Supporting Pages**

<b>PHA Name:</b> <b>Housing Authority of the City of Pittston</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250110 CFFP (Yes/No): Replacement Housing Factor Grant No:	<b>FFY of Grant: 2010</b>
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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	Funds Obligated	Funds Expended	
PHA-Wide	Operations Administration - Consulting Services A&E Fees Computer Upgrades - 2 work stations, 1 printer	1406 1410 1430 1475		\$90,000 \$5,000 \$30,000 \$5,000				
	Contingency	1502		\$2,500		\$0.00	\$0.00	
	<b>Sub-Total</b>			<b>\$132,500</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA 42-1 Panama Street	New flooring common areas	1460	5000 sq. ft	\$5,000				
	<b>Sub-Total</b>			<b>\$5,000</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA 42-2 Apollo Apartments								
	<b>Sub-Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA 42-3E Infantino Towers	Replace bathroom floors	1460	60	\$15,000				
	<b>Sub-Total</b>			<b>\$15,000</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	

**Part II: Supporting Pages**

<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250110   CFFP (Yes/No): Replacement Housing Factor Grant No:	<b>FFY of Grant: 2010</b>
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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	Funds Obligated	Funds Expended	
PA 42-3NE Riverview Manor	Replace Heating & Hot Water Heaters Replace gas/water supply lines-1500ft.ea Replace hot wtr. feeds & returns-600ft ea Replace heat feeds and retruns-600ft ea Guide rails/barriers entrance on Main St.	1460 1450 1460 1460 1450	8 blrs, 4 ht 4 1 1 1	\$144,540 \$95,000 \$10,000 \$10,000 \$5,000				
<b>Sub-Total</b>				<b>\$264,540</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	
PA 42-4 Winter Street	Replace Boilers and Hot Water	1460	10	\$50,000				
<b>Sub-Total</b>				<b>\$50,000</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>2007 TOTAL</b>				<b>\$467,040</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>	







<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Housing Authority of the City of Pittston		Capital Type and Number Capital Fund Program Grant No: PA26P04250109 Replacement Housing Factor Grant No:		Federal FY of Grant: 2009	
( X ) Original Annual Statement		( ) Reserve for Disasters/Emergencies		( ) Revised Annual Statement (Revision Number: 1 )	
(X) Performance and Evaluation Report for Program Year Ending June 30, 2009				( ) Final Performance and Evaluation Report	
Line No.	Summary by Development Account	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended
1	Total Non-CFP Funds (Privately financed with future CFP for repayment)				
2	1406 Operations	\$90,000	\$90,000	\$0	\$0
3	1408 Management Improvements-Soft Costs				\$0
	Management Improvements-Hard Costs				
4	1410 Administration	\$30,000	\$5,000	\$0	\$0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,419	\$30,000	\$0	\$0
8	1440 Site Acquisition				
9	1450 Site Improvements	\$7,050	\$80,000	\$0	\$0
10	1460 Dwelling Structures	\$211,496	\$216,207	\$0	\$0
11	1465.1 Dwelling Equipment-Non-expendable				
12	1470 Non-dwelling Structure	\$65,800	\$38,600	\$0	\$0
13	1475 Non-dwelling Equipment	\$10,000	\$5,000	\$0	\$0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	\$11,068	\$7,421	\$0	\$0
21	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>\$450,833</b>	<b>\$472,228</b>	<b>\$0</b>	<b>\$0</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance	\$65,800	\$38,600	\$0	\$0
24	Amount of line 21 Related to Security -- Soft Costs	\$0			
25	Amount of line 21 Related to Security -- Hard Costs	\$0			
26	Amount of line 20 Related to Energy Conservation Measures	\$48,600	\$288,707	\$0	\$0

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

PHA Name: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009		
Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PHA-Wide	Operations	1406		\$90,000	\$90,000			
	Administration - Consultant Fees	1410		\$30,000	\$5,000			
	A&E Fees	1430		\$25,419	\$30,000			
	Computer Upgrades - 2 work stations,	1475		\$10,000	\$5,000			
	Contingency	1502		\$11,068	\$7,421			
	<b>Sub-Total</b>			<b>\$166,487</b>	<b>\$137,421</b>			
PA 42-1 Panama Street	Community Room ADA Toilet Room	1470	1	\$13,000	\$13,000			
	<b>Sub-Total</b>			<b>\$13,000</b>	<b>\$13,000</b>			
PA 42-2 Apollo Apartments	Replace Tub & Shower Faucet (non-scaldin	1460	52	\$26,000				Maintenance Moved to 2012 Eliminated New Item
	Mid-Rise: Trash Compactor	1460	1	\$25,000				
	Mid-Rise: Replace exterior metal doors &	1460	4	\$7,050				
	Mid-Rise: Replace apartment doors	1460	52		\$20,000			
	<b>Sub-Total</b>			<b>\$58,050</b>	<b>\$20,000</b>			
42-3E Infantino Towers	Renovate Common Toilet Rooms	1470	3	\$24,000	\$0			Eliminated
	Common Toilet Room Flooring	1470	3	\$3,200				Eliminated
	<b>Sub-Total</b>			<b>\$27,200</b>	<b>\$0</b>			

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

PHA Name: Housing Authority of the City of Pittston	Capital Type and Number Capital Fund Program Grant No: PA26P042501009 Replacement Housing Factor Grant No:	Federal FY of Grant: 2009
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Development No./Name HA-Wide	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA 42-3NE Riverview Manor	Unit renovations as part of major modern. New Refrigerators New furnaces and hot water heaters Gas/Water supply lines - 1500 ft. ea Replace hot water feeds & returns-600 Replace heat feeds and returns-600ft ea Community Room ADA Toilet Room	1460 1460 1460 1450 1460 1460 1470	32 76 4 blrs. 2 hrs 2 2 2 1	\$78,000 \$33,896 \$48,600 \$0 \$0 \$0 \$12,500	\$0 \$0 \$71,207 \$80,000 \$50,000 \$25,000 \$12,500			Eliminated 2008
	<b>Sub-Total</b>			<b>\$172,996</b>	<b>\$238,707</b>			
PA 42-4 Winter Street	Community Room ADA Toilet Room Replace Heating and Hot Water	1470 1460	1 10	\$13,100 \$0	\$13,100 \$50,000			
	<b>Sub-Total</b>			<b>\$13,100</b>	<b>\$63,100</b>			
	<b>TOTAL</b>			<b>\$450,833</b>	<b>\$472,228</b>			

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

PHA Name: Housing Authority of the City of Pittston			Capital Type and Number Capital Fund Program Grant No: PA26P04250109 Replacement Housing Factor Grant No:			Federal FY of Grant: 2009	
Development Number Name/HA-Wide Activities	All Funds Obligaged (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	6/30/2011			6/30/2013			
PA 42-1 Panama Street	6/30/2011			6/30/2013			
PA 42-2 Apollo Apartments	6/30/2011			6/30/2013			
PA 42-3NE Riverview Manor	6/30/2011			6/30/2013			
PA 42-4 Winter Street	6/30/2011			6/30/2013			





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

<b>Part 1: Summary</b>		
<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>

**Type of Grant:**  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (Revision No: 1)  
 Performance and Evaluation Report for Program Year Ending: 6/30/2009     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$66,207	\$90,000	\$66,207.00	\$66,207.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$30,000	\$7,126	\$1,006.25	\$1,006.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,419	\$28,419	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvements	\$36,648	\$101,000	\$0.00	\$0.00
10	1460 Dwelling Structures	\$73,600	\$231,945	\$115,545.44	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0	\$6,730	\$6,730.00	\$6,730.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$10,000	\$10,000	\$0.00	\$0.00
14	1485 Demolition	\$220,500	\$0	\$0.00	\$0.00
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				

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.

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 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>
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<b>Type of Grant:</b> ( ) Original Annual Statement ( ) Reserve for Disasters/Emergencies ( X ) Performance and Evaluation Report for Program Year Ending: 6/30/2009	( X ) Revised Annual Statement (Revision No: 1) ( ) Final Performance and Evaluation Report
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$4,666	\$820	\$0	\$0
20	Amount of Grant: (sum of lines 2 - 19)	\$467,040	\$476,040	\$189,488.69	\$73,943.25
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 - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b>	<b>Date</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
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**Part 1: Summary**

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	Funds Obligated	Funds Expended	
<b>PHA Name:</b> <b>Housing Authority of the City of Pittston</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250108   CFFP (Yes/No): Replacement Housing Factor Grant No:			<b>FFY of Grant: 2008</b>				
PHA-Wide		Operations	1406		\$66,207	\$90,000	\$66,207.00	\$66,207.00	
		Administration - Consultant Fees	1410		\$30,000	\$7,126	\$1,006.25	\$1,006.25	
		A&E Fees	1430		\$25,419	\$28,419	\$0.00	\$0.00	
		Computer Upgrades - 2 work stations, 1 printer	1475		\$10,000	\$10,000	\$0.00	\$0.00	
		Contingency	1502		\$4,666	\$820	\$0.00	\$0.00	
		<b>Sub-Total</b>			<b>\$136,292</b>	<b>\$136,365</b>	<b>\$67,213</b>	<b>\$67,213</b>	
PA 42-1 Panama Street									
		<b>Sub-Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
PA 42-2 Apollo Apartments		Replace Roofs - 1 bedroom Apts.	1460	45000 SF	\$0	\$53,725	\$53,725.44	\$0.00	In Process 11/12
		New Security Access main entrance	1460	1	\$0	\$25,000	\$0.00	\$0.00	New Item
		<b>Sub-Total</b>			<b>\$0</b>	<b>\$78,725</b>	<b>\$53,725.44</b>	<b>\$0.00</b>	
PA 42-3E Infantino Towers		Laundry Room-Upgrade Dryer Exhausts	1460	5	\$0	\$8,620	\$8,620.00	\$0.00	Process 2010
		Add Exhaust in Community & Board Rm.	1460	1	\$0	\$24,800	\$24,800.00	\$0.00	Process 2010
		New Security Access to main entrance	1460	1	\$0	\$35,000	\$0.00	\$0.00	New Item
		<b>Sub-Total</b>			<b>\$0</b>	<b>\$68,420</b>	<b>\$33,420.00</b>	<b>\$0.00</b>	

**Part 1: Summary**

<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250108   CFFP (Yes/No): Replacement Housing Factor Grant No:	<b>FFY of Grant: 2008</b>
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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	Funds Obligated	Funds Expended	
PA 42-3NE	Demolish 14 units and landscape	1585	14	\$220,500	\$0	\$0.00	\$0.00	Eliminated
Riverview	Unit renovations as part of major mod.	1460	12	\$25,000	\$0	\$0.00	\$0.00	Eliminated
Manor	Courtyard cleanout flush in vent hoods	1450	8	\$8,000	\$0	\$0.00	\$0.00	Eliminated
	Reset existing courtyard catchbasins	1450	8	\$8,000	\$0	\$0.00	\$0.00	Eliminated
	Seeding and mulching cour yards	1450	3560 SF	\$6,408	\$0	\$0.00	\$0.00	Eliminated
	Regrade site court yards to drain	1450	3560 SF	\$14,240	\$0	\$0.00	\$0.00	Eliminated
	New furnaces and hot water heaters	1460	4 blrs-2hts	\$48,600	\$56,400	0	\$0.00	
	Ranges	1465	3	\$0	\$1,540	\$1,540.00	\$1,540.00	From 2012
	Refrigerators	1465	10	\$0	\$5,190	\$5,190.00	\$5,190.00	From 2009
	Brick Veneer	1450	11 blg. 18640 SF	\$0	\$66,000	\$0.00	\$0.00	Balance from 09 Bids Received
	Security gate with cameras	1450	1	\$0	\$35,000	\$0.00	\$0.00	New Item
<b>Sub-Total</b>				<b>\$330,748</b>	<b>\$164,130</b>	<b>\$6,730</b>	<b>\$6,730</b>	
PA 42-4 Winter Street	Replace bathroom exhaust and duct	1460	51	\$0	\$28,400	\$28,400.00	\$0.00	In Process From 2007
<b>Sub-Total</b>				<b>\$0</b>	<b>\$28,400</b>	<b>\$28,400</b>	<b>\$0</b>	
<b>2007 TOTAL</b>				<b>\$467,040</b>	<b>\$476,040</b>	<b>\$189,489</b>	<b>\$73,943</b>	







<b>Part 1: Summary</b>		
<b>PHA Name:</b> Housing Authority of the City of Pittston	<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250107 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>

**Type of Grant:**  
 Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement (Revision No: 1)  
 Performance and Evaluation Report for Program Year Ending: 6/30/2009     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$20,000	\$68,715	\$68,715.00	\$68,715.00
3	1408 Management Improvements	\$48,600	\$48,600	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$30,000	\$30,000	\$11,315.06	\$11,315.06
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,419	\$25,419	\$30,145.76	\$23,445.90
8	1440 Site Acquisition				
9	1450 Site Improvements	\$3,780	\$3,780	\$991.18	\$991.18
10	1460 Dwelling Structures	\$308,500	\$259,785	\$349,278.00	\$104,209.67
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	\$400	\$400	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$10,000	\$10,000	\$4,775.00	\$4,775.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities (4)				

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.

<b>Part 1: Summary</b>					
<b>PHA Name:</b> Housing Authority of the City of Pittston		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250107 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2007</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant:</b> ( ) Original Annual Statement ( ) Reserve for Disasters/Emergencies ( X ) Performance and Evaluation Report for Program Year Ending: 6/30/2009			( X ) Revised Annual Statement (Revision No: 1) ( ) Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$18,521	\$18,521		
20	Amount of Grant: (sum of lines 2 - 19)	\$465,220	\$465,220	\$465,220.00	\$213,451.81
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$10,000	\$10,000		
23	Amount of line 20 Related to Security - Soft Costs	\$45,000	\$45,000		
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	



<b>Part 1: Summary</b>								
<b>PHA Name:</b> Housing Authority of the City of Pittston		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250107  CFFP (Yes/No): Replacement Housing Factor Grant No:				<b>Federal FFY of Grant: 2007</b>		
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	Funds Obligated	Funds Expended	
PHA-Wide	Operations	1406		\$20,000	\$68,715	\$68,715.00	\$68,715.00	Completed
	Security - supplemental police patrols	1408		\$45,000	\$0	\$0.00	\$0.00	Eliminated
	Financial Consultant - advice on maintaining financial records and Asset Management conversion.	1408		\$3,600	\$0	\$0.00	\$0.00	Eliminated
	Administration - Consultant Fees.	1410		\$30,000	\$11,315	\$11,315.06	\$11,315.06	
	A&E Fees	1430		\$25,419	\$31,261	\$31,261.20	\$23,445.90	
	Computer Upgrades - 2 work stations, 1 printer	1475		\$10,000	\$4,775	\$4,775.00	\$4,775.00	
	Accessibility Improvements	1460	2 units	\$0	\$0			
	Vacancies due to make-up and lease-up	1460	25	\$0	\$0			
	Contingency	1502		\$18,521	\$0	\$0.00	\$0.00	
	<b>Sub-Total</b>			<b>\$152,540</b>	<b>\$116,066</b>	<b>\$116,066</b>	<b>\$108,251</b>	
PA 42-1 Panama Street	Replace exterior hose bibs	1450	50	\$0	\$0			to 2011
	Replace concrete stoops at front & back	1450	80 CY	\$0	\$0			to 2011
	Emergency Lighting community room	1470	2	\$400	\$0	\$0.00	\$0.00	Maintenance
	Refinish kitchen cabinets	1460	42-2000 SF	\$0	\$0			
	Replace range hoods	1460	42	\$0	\$0			
	Install exterior lighting on Howley Circle	1450	1	\$3,780	\$991	\$991.18	\$991.18	Completed
	Furnaces	1460	50	\$0	\$186,080	\$186,080.00	\$50,601.67	2006 in process
	Storm Doors	1460	92	\$0	\$47,700	\$47,700.00	\$0.00	2011 in process
	<b>Sub-Total</b>			<b>\$4,180</b>	<b>\$234,771</b>	<b>\$234,771</b>	<b>\$51,593</b>	

**Part 1: Summary**

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	Funds Obligated	Funds Expended	
<b>PHA Name:</b> <b>Housing Authority of the City of Pittston</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: PA26P04250107  CFFP (Yes/No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2007</b>				
PA 42-2	Mid-Rise: Replace garbage shoot doors	1460	3	\$0	\$0				to 2010
Apollo	Cottages: Replace shingle roofs	1460	1,400 SQ	\$0	\$975	\$974.56	\$0.00		in process/2008
Apartment	Cottages: Furnaces	1460		\$0	\$53,608	\$53,608.00	\$53,608.00		2006 completed
	Overhead Door	1460	1	\$0	\$1,000	\$1,000.00	\$0.00		2010 in process
	Replace exterior doors	1460	24	\$0	\$25,800	\$25,800.00	\$0.00		2008 in process
	<b>Sub-Total</b>			<b>\$0</b>	<b>\$81,383</b>	<b>\$81,382.56</b>	<b>\$53,608.00</b>		
PA 42-3NE	Replace exhausts in community rooms	1470	2	\$0	\$0				Maintenance
Riverview	Provide illuminated exit signs in community building	1470	3	\$0	\$0				Maintenance
Manor	Water Heater/Boiler room	1460	15	\$238,500	\$0				2008
	Unit Modernization	1460	0	\$70,000	\$0	\$0.00	\$0.00		Eliminated
	<b>Sub-Total</b>			<b>\$308,500</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0.00</b>		
PA 42-4	Replace bathroom exhaust and duct	1460	50	\$0	\$0	\$0.00	\$0.00		Maintenance
Winter Street	Kitchen cabinet improvements and associated plumbing (1 Bdr. Units)	1460	6	\$0	\$33,000	\$33,000.00	\$0.00		2006/9/12 progress
	<b>Sub-Total</b>			<b>\$0</b>	<b>\$33,000</b>	<b>\$33,000.00</b>	<b>\$0.00</b>		
<b>2007 TOTAL</b>					<b>\$465,220</b>	<b>\$465,220</b>	<b>\$465,220.00</b>	<b>\$213,451.81</b>	







## 1.D. PUBLIC HOUSING WAITING LIST/VOUCHER WAITING LIST

12/9/2009

### PUBLIC HOUSING WAITING LIST

	2003	2004	2005	2006	2007	2008	2009
TOTAL	34	31	54	45	47	56	77
Annual Turnover	63	52	61	60	60	57	60
Total/Turnover	54%	60%	89%	75%	78%	98%	128%
Below 30% of Median	22	21	36	31	25	33	41
30-50% of Median	8	10	16	11	16	17	27
50-80% of Median	4	0	2	3	6	6	9
Percent Below 30%	65%	68%	67%	69%	53%	59%	53%
Families with Children	21	17	35	14	12	32	22
Elderly	6	6	10	8	7	7	9
Disabled	2	5	6	11	10	11	14
Single		3	6	12	13	14	20
White	32	28	50	41	43	45	70
Hispanic	2	0	3	2	4	7	2
African-American		3	1	2	0	4	5
Percent White	94%	90%	93%	91%	91%	80%	91%
Bedroom Size Needed							
1 Bedroom	15	15	17	30	30	24	44
2 Bedroom	7	7	21	9	12	14	23
3 Bedroom	1	1	14	4	14	12	7
4 Bedroom	0	0	2	2	6	6	3
Percent One Bedroom	65%	65%	31%	67%	48%	43%	57%

### VOUCHER WAITING LIST

	2003	2004	2005	2006	2007	2008	2009
TOTAL	75	87	71	56	78	97	96
Turnover	41	57	38	39	49	38	37
Total/Turnover	183%	153%	187%	144%	159%	255%	259%
Below 30% of Median	58	58	43	33	47	57	59
30-50% of Median	16	29	28	23	31	39	37
50-80% of Median	1	0	0	0	0	1	0
Percent Below 30%	77%	67%	61%	59%	60%	59%	61%
Families with Children	55	38	38	33	47	62	55
Elderly	1	17	3	6	13	14	12
Disabled	1	5	10	7	1	4	2
Single	18	27	20	21	17	17	27
White	69	77	64	50	76	74	76
Hispanic	1	3	4	4	5	7	8
African-American	5	7	3	2	19	16	12
Percent White	92%	89%	90%	89%	76%	76%	79%

<b>Part 1 Summary</b>						
PHA Name/Number		Locality (City/County & State)			( ) Original 5-Year Plan	( ) Revision No:
A.	Development Number and Name <b>Pittston Housing Authority PA042</b>	Work Statement for Year 1 FFY ____2010____	Work Statement for Year 2 FFY ____2011____	Work Statement for Year 3 FFY ____2012____	Work Statement for Year 4 FFY ____2013____	Work Statement for Year 5 FFY ____2014____
B.	Physical Improvements Subtotal	Annual Statement	\$334,540	\$334,740	\$335,000	\$334,795
C.	Management Improvements		\$5,000	\$5,000	\$5,000	\$5,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$5,000	\$5,000	\$5,000	\$5,000
F.	Other - A& E Fees		\$30,000	\$30,000	\$30,000	\$30,000
	Contingency		\$2,500	\$2,300	\$2,040	\$2,245
G.	Operations		\$90,000	\$90,000	\$90,000	\$90,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds		\$467,040	\$467,040	\$467,040	\$467,040
L.	Total Non-CFP Funds					
M.	Grand Total		\$467,040	\$467,040	\$467,040	\$467,040

<b>Part I: Summary (Continuation)</b>						
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 ___2011___	Work Statement for Year 3 FFY ___2012___	Work Statement for Year 4 FFY ___2013___	Work Statement for Year 5 FFY ___2014___
	<b>Pittston Housing Authority PA042</b>					
	AMP-1 - PA042001 Panama Street	Annual Statement	\$0	\$4,000	0	0
	Riverview Manor		\$230,540	\$276,740	\$285,000	\$30,795
	Winter Street		\$54,000	\$50,000	\$50,000	\$50,000
	AMP-2 - PA042002					
	Apollo Apartments		\$25,000	\$4,000		\$250,000
	Infantino Apartments		\$25,000			\$4,000
	TOTAL		\$334,540	\$334,740	\$335,000	\$334,795

<b>Part II: Supporting Pages -- Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	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	<b>AMP 1 - Riverview Manor</b>			<b>AMP 1 - Panama Street</b>		
Annual	Replace Heating & Hot Water			Ranges	5	\$2,000
Statement	Boilers & Heaters	4 blrs. 2 heaters	\$150,540	Refrigerators	5	\$2,000
	Replace Gas/Water Lines			<b>sub-total</b>		<b>\$4,000</b>
	1500 ft. each	2	\$45,000	<b>AMP 1 - Riverview Manor</b>		
	Replace hot wtr. feeds/ret.	2	\$25,000	Replace Heating & Hot Water		
	Replace heat feeds/returns	1	\$10,000	Boilers & Heaters	6 blrs. 3 heaters	\$195,000
	<b>sub-total</b>		<b>\$230,540</b>	Replace Gas/Water Lines		
	<b>AMP 1- Winter Street</b>			1500 ft. each	2	\$41,740
	Replace Boilers & Hot wtr.	10	\$50,000	Replace hot wtr. feeds/ret.	2	\$20,000
	Ranges	5	\$2,000	Replace heat feeds/returns	2	\$20,000
	Refrigerators	5	\$2,000	<b>sub-total</b>		<b>\$276,740</b>
	<b>sub-total</b>		<b>\$54,000</b>	<b>AMP 1- Winter Street</b>		
	<b>AMP 2 - Apollo Apartments'</b>			Replace Boilers & Hot wtr.	10	\$50,000
	Replace/Upgrade Compactor	1	\$25,000			
				<b>AMP 2 - Apollo Apartments'</b>		
	<b>AMP 2 - Infantino Towers</b>			Ranges	5	\$2,000
	Replace/Upgrade Compactor	1	\$25,000	Refrigerators	5	\$2,000
				<b>sub-total</b>		<b>\$4,000</b>
	<b>Subtotal of Estimated Cost</b>		<b>\$334,540</b>	<b>Subtotal of Estimated Cost</b>		<b>\$334,740</b>



<b>Part III: Supporting Pages -- Management Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	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						
Annual Statement	<b>PHA-Wide</b> Computer/printer Upgrades	2	\$5,000	<b>PHA-Wide</b> Computer/printer Upgrades	2	\$5,000
	Subtotal of Estimated Cost		\$5,000	Subtotal of Estimated Cost		\$5,000

<b>Part III: Supporting Pages -- Management Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2013</u> FFY <u>2013</u>			Work Statement for Year <u>2014</u> FFY <u>2014</u>		
	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						
Annual Statement	<b>PHA-Wide</b> Computer/printer Upgrades	2	\$5,000	<b>PHA-Wide</b> Computer/printer Upgrades	2	\$5,000
	Subtotal of Estimated Cost		\$5,000	Subtotal of Estimated Cost		\$5,000