

READING HOUSING AUTHORITY
PA009

**5-YEAR PLAN FOR FISCAL YEARS BEGINNING APRIL 1,
2010 THROUGH MARCH 31, 2015**

**ANNUAL PLAN FOR FISCAL YEAR BEGINNING APRIL 1,
2012**

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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
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	PHA Information PHA Name: <u>Reading Housing Authority</u> PHA Code: <u>PA009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>4/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1602</u> Number of HCV units: <u>604</u>				
6.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan (Fiscal Year – 2010-2015) <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <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
					PH HCV
	PHA 1: NA				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan				
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: Complete only at 5 year update.				
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. Complete only at 5 year update.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Reinstated Quality of Life transfers to move from a Studio (Efficiency) apartment to a one-bedroom apartment for single member households. (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. Reading Housing Authority William W. Willis Center for Administration 400 Hancock Boulevard Reading, PA 19611-1802				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <u>Homeownership</u> RHA currently operates a 5(h) Homeownership Program. Originally 50 units were rehabbed and made into public housing. To date, 47 of those units have been sold. A maximum of 30 vouchers has been identified by RHA for homeownership in the Housing Choice Voucher program. <u>Project-Based Voucher</u> RHA plans to project-base 12 vouchers for a mixed income development being constructed in a redevelopment area that the City of Reading is revitalizing. (Goggle Works Apartments). <u>Neighborhood Stabilization Program</u> RHA plans to purchase 20 units (11 units have been purchased) to be rehabilitated and rented to market rate & possibly some lower income tenants.				

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 <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. (See Attached)
8.2	Capital Fund Program Five-Year Action Plan. 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. (See Attached)
8.3	Capital Fund Financing Program (CFFP). <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.
9.0	Housing Needs. 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. Attachment 9.0
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. Attachment 9.1
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. Attachment 10 (a) (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Attachment 10 (b)
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, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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 8/31/2011

Part I: Summary

PHA Name: Reading Housing Authority
 Grant Type and Number
 Capital Fund Program Grant No: PA26P009P501-12
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2012
 FFY of Grant Approval:

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	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			\$412,659.00			
3	1408 Management Improvements			\$50,000.00			
4	1410 Administration (may not exceed 10% of line 21)			\$206,329.00			
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$100,000.00			
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures			\$200,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable			\$1,094,311.00			
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						

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 08/31/2011

Part I: Summary

PHA Name: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P009P501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2012 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
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 exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,063,299.00				
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 - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date 2/16/2012		Signature of Public Housing Director		Date

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 CFFP 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 3/31/2014

Part I: Summary

PHA Name: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950111 Replacement Housing Factor Grant No: Date of CFFP:	FY of Grant: 2011 FY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:4) Final Performance and Evaluation Report <input type="checkbox"/>	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³			\$412,660.00			
3	1408 Management Improvements			\$50,000.00			
4	1410 Administration (may not exceed 10% of line 21)			\$206,330.00	\$206,330.00	\$206,330.00	\$206,330.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs			\$100,000.00			
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable			\$444,309.00			
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment			\$850,000.00			
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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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: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950111 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2011 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 4)
 Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: 09/30/2011

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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 exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,063,299.00			
21	Amount of line 20 Related to LBP Activities				\$206,330.00
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				
Signature of Executive Director		Date	Signature of Public Housing Director		Date

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 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: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:2) <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Total Actual Cost ¹	
				Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds			\$0			
2	1406 Operations (may not exceed 20% of line 21) ³			\$483,566.00		\$483,566.00	
3	1408 Management Improvements			\$355,000.00		\$21,751.33	
4	1410 Administration (may not exceed 10% of line 21)			\$241,783.00		\$241,783.00	
5	1411 Audit			\$0			
6	1415 Liquidated Damages			\$0			
7	1430 Fees and Costs			\$0			
8	1440 Site Acquisition			\$0			
9	1450 Site Improvement			\$0			
10	1460 Dwelling Structures			\$0			
11	1465.1 Dwelling Equipment—Nonexpendable			\$1,337,485.00		\$1,337,485.00	\$1,249,473.27
12	1470 Non-dwelling Structures			\$0			
13	1475 Non-dwelling Equipment			\$0			
14	1485 Demolition			\$0			
15	1492 Moving to Work Demonstration			\$0			
16	1495.1 Relocation Costs			\$0			
17	1499 Development Activities ⁴			\$0			

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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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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		FFY of Grant: 2010	
PHA Name: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Revised Annual Statement (revision no: 2)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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 exceed 8% of line 20)	\$0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,417,834.00		\$2,084,585.33	\$1,996,574.60
21	Amount of line 20 Related to LBP Activities	\$0			
22	Amount of line 20 Related to Section 504 Activities	\$0			
23	Amount of line 20 Related to Security - Soft Costs	\$0			
24	Amount of line 20 Related to Security - Hard Costs	\$0			
25	Amount of line 20 Related to Energy Conservation Measures	\$0			
Signature of Executive Director		Signature of Public Housing Director		Date	

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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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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: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950109 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant: 2009 FFY of Grant Approval:
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Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	Total Estimated Cost		Obligated	Total Actual Cost ¹	
			Original	Revised ²		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		\$484,411.00	\$484,411.00	\$484,411.00	\$484,411.00	\$484,411.00
3	1408 Management Improvements		\$350,000.00	\$325,000.00	\$258,284.72	\$214,953.95	\$214,953.95
4	1410 Administration (may not exceed 10% of line 21)		\$242,205.00	\$242,205.00	\$242,205.00	\$242,205.00	\$242,205.00
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$27,443.00	\$92,804.83	\$92,804.83	\$92,804.83	\$92,804.83
8	1440 Site Acquisition						
9	1450 Site Improvement		\$0.00	\$22,367.52	\$2,775.00	\$2,775.00	\$2,775.00
10	1460 Dwelling Structures		\$895,000.00	\$794,879.65	\$794,879.65	\$794,879.65	\$794,879.65
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures		\$423,000.00	\$460,391.00	\$460,391.00	\$460,391.00	\$460,391.00
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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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 I: Summary		FFY of Grant: 2009	
PHA Name: Reading Housing Authority	Grant Type and Number: Capital Fund Program Grant No: PA26P00950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 09/30/2011 Revised Annual Statement (revision no: 5)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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 exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,422,059.00	\$2,422,059.00	\$2,335,751.20	\$2,292,420.43
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				
Signature of Executive Director 		Date 12/23/09		Signature of Public Housing Director	
				Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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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: Reading Housing Authority
 Grant Type and Number: Capital Fund Program Grant No: PA00900001009R
 Replacement Housing Factor Grant No: Date of CFFP:

FY of Grant: FFY of Grant Approval: 2009

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-2011	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report	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	\$5,000.00	\$0			
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition	\$50,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment—Nonependable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$320,600.00	\$339,600.00	\$339,600.00	\$339,600.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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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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 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**
 Reading Housing Authority **Capital Fund Program Grant No: PA00900001009R**
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant:
 FFY of Grant Approval: 2009

Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies

Performance and Evaluation Report for Period Ending: 9/30/2010 Revised Annual Statement (revision no: 1)

Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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 exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$375,600.00	\$375,600.00	\$375,600.00	\$375,600.00
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 - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		12/29/2011			
				Date	

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⁴ RHF funds shall be included here.

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: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P009501108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input type="checkbox"/> Reserve for Disasters/Emergencies	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	\$485,904.00	\$484,904.00	\$485,904.00	\$485,904.00
3	1408 Management Improvements	\$350,000.00	\$200,985.00	\$194,451.91	\$186,845.08
4	1410 Administration (may not exceed 10% of line 21)	\$242,952.00	\$242,952.00	\$242,952.00	\$242,952.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$169,974.03	\$350,000.00	\$350,000.00	\$340,022.46
8	1440 Site Acquisition				
9	1450 Site Improvement	\$50,000.00	\$45,000.00	\$39,486.04	\$39,486.04
10	1460 Dwelling Structures	\$1,105,691.97	\$1,091,353.69	\$1,091,135.69	\$1,091,353.69
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$25,000.00	\$13,327.31	\$13,327.31	\$13,327.31
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 I: Summary

PHA Name: Reading Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26P00950108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:
--	--	--

Type of Grant
 Original Annual Statement
 Performance and Evaluation Report for Period Ending: 09/30/2011
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 7)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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 exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$2,429,522.00	\$2,429,522.00	\$2,417,256.95	\$2,399,890.58
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				
Signature of Executive Director <i>[Signature]</i>		Signature of Public Housing Director		Date	
				12/29/2011	

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/Number: Reading Housing Authority		Reading, Berks County, PA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015	Work Statement for Year 5 FFY 2015
B. Physical Improvements Subtotal	\$2,080,000	\$2,080,000	\$2,100,000	\$1,535,000	\$1,688,000	
C. Management Improvements		\$420,931	\$463,024	\$509,326	\$560,258	
D. PHA-Wide Non-dwelling Structures and Equipment		\$850,000	\$450,000	\$654,000	\$1,255,000	
E. Administration		\$250,000	\$275,000	\$300,000	\$325,000	
F. Other		\$75,000	\$75,000	\$100,000	\$125,000	
G. Operations		\$534,494	\$587,943	\$646,737	\$711,410	
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds						
L. Total Non-CFP Funds		\$4,210,425	\$3,950,967	\$3,745,063	\$3,534,668	
M. Grand Total						

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

Work Statement for Year 1 FFY _____	Work Statement for Year: 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	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 10 & 20 – New playground equipment	2 Playgrounds	\$50,000	AMP 10 – Upgrade underground electric		\$175,000
See	AMP 10 – New boiler in each building	49 Buildings	\$175,000	AMP 10 – New electrical panels for buildings	31 Panels	\$413,000
See	AMP 10 & 11 – Upgrade phone and cable systems	144 Buildings	\$250,000	AP 11 – Upgrade Community Building	1 Building	\$300,000
See	AMP 20 – Renovate Boiler house into community space	1 Building	\$300,000	AMP 20 – Install new electric panel in Oakbrook Office building	1 Building	\$30,000
See	AMP 20 – New main doors & storm doors on 66 buildings	1,052 doors	\$1,000,000	AMP 30 – Exterior lighting upgrade	30 Fixtures	\$150,000
See	AMP 30 – New fencing	1,500 Feet	\$75,000	AMP 20 – Storm drains on McClellan & Patton	8 Locations	\$500,000
See	AMP 30 – Upgrade fire panels and devices	5 Buildings	\$60,000	AMP 30 – New roofs at the five high rise	5 Buildings	\$450,000
See	AMP 30 – Install new trash compactor	1 Building	\$50,000	AMP 30 – Install new riser valves	5 Buildings	\$175,000
See	AMP 30 – New storage buildings	3 Structures	\$150,000	AMP 30 – Co-generation plant at two high rise buildings	2 Buildings	\$650,000
	Subtotal of Estimated Cost		\$2,189,000	Subtotal of Estimated Cost		\$2,943,000

ATTACHMENT 9.0

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

Based upon the information contained in the Consolidated Plan applicable to the jurisdiction 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	Accessibility	Size	Location
Income <= 30% of AMI	5405	4	3	4	4	4	4
Income >30% but <=50% of AMI	3230	3	3	3	2	4	3
Income >50% but <80% of AMI	3158	2	3	2	2	4	2
Elderly	2432	3	3	3	4	1	2
Families with Disabilities	3646	3	4	3	4	3	2
White	1860	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	4809	N/A	N/A	N/A	N/A	N/A	N/A
Black	1374	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis?

Consolidated Plan of the Jurisdiction: 2009-2014

ATTACHMENT 9.1

Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

ATTACHMENT 10.0 (a)

Progress in Meeting Mission and Goals in the 2010-2015 Five Year Plan

Increase in Availability of Decent, Safe, and Affordable Housing

- The annualized occupancy rate for Public Housing (PH) is at a very high 98.9% for the FYE March 31, 2011. The annualized utilization of funds for Housing Choice Vouchers (HCV) (formerly known as Section 8) was at 95% for the same period.
- Customer satisfaction was at an all-time high in the last survey conducted by HUD in 2006.
- The HCV department is administering 212 vouchers for families who have moved to Reading and brought their voucher from other jurisdictions. By administering these vouchers instead of absorbing them, RHA is able to utilize its own vouchers to serve more families in Reading.
- RHA continues an aggressive Capital Fund program to modernize all PH developments. RHA replaced 575 complete kitchens at the high rise buildings and is one of the first to utilize the Federal Economic Stimulus package.
- The PH Homeownership program will soon conclude as 46 of the 50 homes have been sold. The HCV Homeownership program continues to attract interest. Currently 3 vouchers are being used to purchase homes and applications will soon be processed to increase that number to a maximum of 30.

Improve Community Quality of Life and Economic Vitality

- Crime Prevention Through Environmental Design (CPTED) has been an ongoing endeavor by RHA since 2001. Additional ornamental fencing is added each year in Glenside and Oakbrook to control movement throughout the communities. Secondary access doors in Kennedy Towers have been secured by magnetic locks.
- Community Policing by 2 Reading Police officers dedicated to RHA contributes to the low crime rate of the PH developments. RHA chose to continue this effort through operating budget after drug elimination grants disappeared.

Promote Self-sufficiency and Asset Development of Families and Individuals

- Community gardening programs at Kennedy Towers and Glenside Homes are ongoing through coordinated efforts of tenants and local organizations.
- RHA continues to assist with social service needs of residents by using Resident Service staff as liaisons to community social service agencies.
- Ongoing on-site outpatient therapy program, located in Rhodes Apartments and Kennedy Towers. In partnership with Family Guidance Center, Wyomissing, PA, residents from all PH developments can access on-site/nearby outpatient therapy for mental health or drug/alcohol-related needs.
- 'Play and Learn' Center in Glenside Homes. In partnership with the United Way of Reading and Berks County and through funding from St. Joseph's Medical

- Center, weekly organized play and parenting programming has been offered to parents of children ages 0-5.
- Collaboration with the U.S. Census Bureau to provide on-site information and assistance to all PH households.
 - Delivery of a “Healthy Steps” training program by The Hispanic Center, Reading, PA. Provided through funding from the PA Department of Aging, this program sought to provide fall-prevention education to elder residents of all public housing developments.
 - Delivery of a “Chronic Disease Management” training program by The Hispanic Center of Reading, PA. Provided through funding from the PA Department of Aging, the program uses a model of peer training from Stanford University.
 - Award two scholarships on an annual basis to residents of Oakbrook and Glenside Homes. Scholarships are awarded to traditional and non-traditional students who pursue higher education in a trade school, community college or 4-years college or university.
 - Continued assistance to 7 agency Resident Councils (RC) and assisted in the development of the RHA Citywide Resident Council (CWRC). With the assistance of Resident Participation Funds, the CWRC has created the agency’s first RC business office, completed computer training of elected officers, and with technical assistance from RHA, has absorbed duties previously performed by the agency.
 - Distributed 50 personal computers to individuals and families, seniors and persons with disabilities. In collaboration with Gateway Health Plan, RHA applied for and was awarded computer to afford resident families access to employment development, homework preparation, and access to the World Wide Web to support issues associated with health and wellness.

Ensure Equal Opportunity in Housing for All Americans

- RHA will construct 5 new dwelling units of PH for persons with disabilities by March 2012. These units will be fully accessible and meet all 504 standards.
- RHA undertakes affirmative measures to ensure equal access to programs for persons with Limited English Proficiency (LEP) through staff translators and translated printed material and auditory disabilities through written and oral translation and the use of American Sign Language.
- RHA has completed staff training on Fair Housing regulations.
- RHA undertakes affirmative measures to ensure that the needs for reasonable accommodations are satisfied.
- Manages a Shelter Plus Care Program, affording voucher assistance to 50 homeless (30 chronic homeless and 20 non-chronic) persons with mental health or drug and alcohol disabilities. Maintains active involvement in the Berks Coalition to End Homelessness, the HUD Continuum of Care (CoC) for the jurisdiction.

Management Issues

- PH and HCV programs are recognized as standard performers. RHA scored a 89% for the Section 8 Management Assessment Program (SEMAP) and % for the Public Housing Assessment Program for fiscal year end (FYE) March 31, 2011.
- Occupancy and utilization rates are at all-time highs for the PH program.
- Began compilation of a comprehensive Resident Handbook to ensure residents' understanding of policies and procedures, to include input and review by the CWRC.

Expansion of Stock

- RHA will construct 5 new dwelling units of PH for persons with disabilities by December 2011. These units will be fully accessible and meet all 504 standards.
- Pursued additional funding for special population Section 8 Vouchers through the HUD Rental Assistance for Non-Elderly Persons with Disabilities and Family Unification Program competitive grant opportunities. While both applications were deemed eligible for the programs, neither was reportedly selected by through the lottery system.

Marketability Issues

- RHA continues to improve curb appeal through attention to grounds, maintenance of buildings, modernization of building design.
- Quality of life is improved by strict lease enforcement.

Security Issues

- The occurrence of crime is lower in the areas of PH then in many other parts of the City of Reading. RHA retained 2 community police officers after drug elimination funding disappeared.

Violence Against Women Act (VAWA)

- RHA staff undertakes affirmative measures by utilizing social service staff to assist families facing domestic violence issues serve on a county-wide task force to address the incidence of domestic violence in the City of Reading and County of Berks.

Tenant Based Housing Issues

- RHA attained a fund utilization rate of 95% in the HCV program for FYE 3/31/2011.
- RHA administers portable vouchers from other jurisdictions to allow vouchers assigned to Reading to be used by current residents of the city.

Maintenance Issues

- Through the efficient use of the Capital Fund, Energy Efficiency program and the electronic work order system, RHA maintains PH properties in an excellent condition during a time of reduced operating subsidies. The FYE 3/31/2011 PHAS score from HUD for Physical Condition was 79%, which is considered a High Performer.

Equal Opportunity Issues

- RHA is working with Our City Reading to construct 59 new condominiums of which 12 will be project-based vouchers for lower income residents.
- RHA will conduct joint presentations with Berks County Housing Authority to encourage landlords from all parts of the city and county to participate in the HCV program. RHA and BCHA have collaborated several times in the past on such endeavors.

Fiscal Responsibility Issues

- The score for the Financial component for Public Housing Assessment System (PHAS) has not been issued for FYE 3/31/2011. This score indicates the adequacy of funds to operate the PH program. PHAS scoring will change in the future to indicate the financial viability of each Asset Management Project (AMP). RHA has five AMP's.

Glenside
Hensler
Oakbrook
High Rise Buildings
Scattered Sites

Public Image Issues

- RHA has had 2 positive stories in the Reading Eagle newspaper. One regarding an Energy Savings Poster Contest amongst public housing youth in completion of the agency's Phase I Energy Savings Program and the other praising the methodology used to add applicants to the Section 8 Housing Choice Voucher waiting list.
- Conducted presentations on agency operations amongst local partners, including the Alvernia University School of Social Work, a local "Club House" Psychiatric Rehabilitation facility, a local MH/MR base service unit all-staff meeting, and a large-scale trade show for the jurisdictions senior citizens community.

Supportive Service Issues

- RHA has established a new relationship with the Nurse-Family Partnership organization.

- Expanded ability to provide on-site service coordination by serving as a field location for students completing their social work curriculum in 3 local colleges and universities. In service coordination, professional staff are able to assist residents with issues that may impact their ability to maintain the terms of their lease and enjoy quality-of-life, in areas such as budgeting, obtaining employment or continuing education, performing housekeeping and other activities of daily living, and dealing with issues of health and wellness.
- Continue to conduct on-site wellness centers in 6 developments, utilizing a variety of partner organizations.

ATTACHMENT 10.0 (b)

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan or
 - b. Significant Amendment or Modification to the Annual Plan
- A “Substantial Deviation” or “Significant Amendment” represents more than 40% change in the Capital Fund, or is not a result of a HUD funding shortfall or is not a HUD mandated regulation change. If one or more of these criteria is met, it will be considered a “Substantial deviation” or “Significant Amendment” and will require the same process for submitting the Agency Plan with the public hearing, RAB, etc.
 - However, RHA will not be required to perform the Agency Plan process for the following reasons.
 - A. The changes to the Capital Fund are less than 40% of the total amount of funding for that year.
 - B. HUD required programmatic changers or funding shortfalls.
 - C. Judicial decrees.
 - D. Congress makes changes to the regulations.

RHA will adopt all changes at a public meeting and submit the changes to the RAB for inclusion in the following years Annual Plan.

Prior to or following the adoption of the changes, RHA will submit these changes to HUD in accordance with 24 CFR 903.21 (2). HUD will then review the requested changes or modification to determine if they are in accordance with 24 CFR 903.23 (a).

HUD will approve such requests if found to be consistent with the following criteria:

- A. The changes or modifications to the Agency Plan have sufficient information to show it meets with the RHA definitions.
- B. The changes or modifications to the Agency Plan are consistent with the information and data available to HUD.
- C. The changes or modifications to the Agency Plan are consistent with the Consolidated Plan.

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning, 4/1/12 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

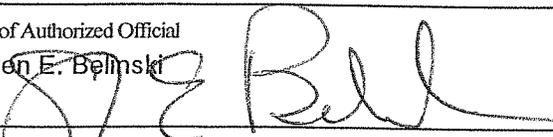
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

READING HOUSING AUTHORITY
 PHA Name _____

PA 009
 PHA Number/HA Code _____

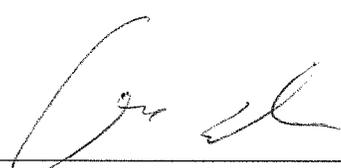
Annual PHA Plan for Fiscal Year 2012

hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Steven E. Belmski 	Title Board Chairperson
Signature 	Date November 22, 2011

**Certification by State of Local Official of PHA Plans Consistency with
The Consolidated Plan**

I, Thomas McMahon the Mayor, City of Reading, Pennsylvania, certify that the Annual PHA Plan for Fiscal Year beginning April 1, 2012, of the Reading Housing Authority is consistent with the Consolidated Plan of the City of Reading, Pennsylvania, prepared pursuant to 24 CFR Part 91.

 11/23/11

Signed/Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

READING HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

ANNUAL PLAN FOR 2012

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

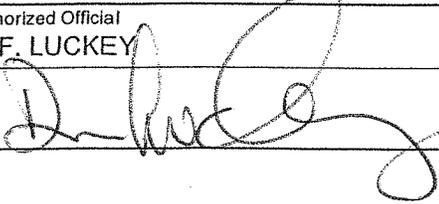
Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

- Glenside Homes/Hensler Homes, 1301 Schuylkill Ave., Reading, PA 19601
- Oakbrook Homes, 1001 Scott Street, Reading, PA 19611
- Franklin Tower, 120 South 6th Street, Reading, PA 19602
- Kennedy Towers, 300 South 4th Street, Reading, PA 19602
- Rhodes Apartments, 815 Franklin Street, Reading, PA 19602
- Eisenhower Apartments, 835 Franklin Street, Reading, PA 19602
- Hubert Apartments, 125 North 10th Street, Reading, PA 19601

Scattered Sites

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official ANIEL F. LUCKEY	Title Executive Director
Signature 	Date 11/22/2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Leading Housing Authority

Program/Activity Receiving Federal Grant Funding

Low-Rent Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 2; 31 U.S.C. 3729, 3802)

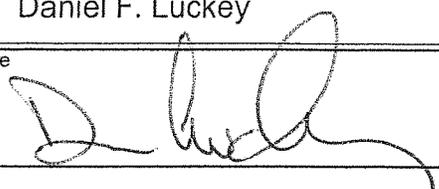
Name of Authorized Official

Daniel F. Luckey

Title

Executive Director

Signature



Date (mm/dd/yyyy)

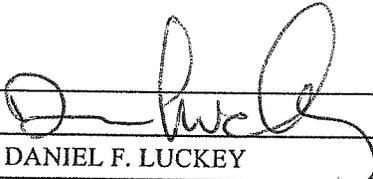
11/22/2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: NA Congressional District, if known:	
6. Federal Department/Agency: NA	7. Federal Program Name/Description: NA CFDA Number, if applicable: _____	
8. Federal Action Number, if known: NA	9. Award Amount, if known: \$ NA	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): LEADING HOUSING AUTHORITY 00 HANCOCK BOULEVARD LEADING, PA 19611-1802	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  Signature: _____ Print Name: DANIEL F. LUCKEY Title: EXECUTIVE DIRECTOR Telephone No.: (610) 775-4813 Date: 11/22/2011 </div>	
<small>Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.</small>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

2012 AGENCY PLAN
TENANTS COMMENTS AND SUGGESTIONS – Agency Reply

Glenside Homes

Fans above stoves.

This can't be done because of physical limitations.

Kennedy Towers

Ventilation system for corridors.

The ventilation of the corridors will be addressed in the Phase II of the Energy Savings Program.

Install picnic facilities in courtyard.

RHA will provide a catalog to the Resident Council to select items to be installed in the Spring of 2012.

Expand and improve Community Garden.

RHA will consider improvements but not expansion at this time.

Improve TV and communication services for resident options.

Existing contract with providers of TV and phone are being reviewed by our legal services.