
*HOUSING AUTHORITY OF
NORTHUMBERLAND COUNTY*

HUD-50075

2012-2016 FIVE-YEAR AND ANNUAL PLAN

December 7, 2011

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>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.</p> <p>SEE ATTACHED ANNUAL STATEMEN/PERFORMANCE AND EVALUATION REPORTS</p>
8.2	<p>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.</p> <p>SEE ATTACHED CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input checked="" 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.</p>
9.0	<p>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.</p> <p>SEE ATTACHED HOUSING NEEDS</p>
9.1	<p>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.</p>
10.0	<p>Additional Information. 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.</p> <p>SEE ATTACHED REPORT BEGINNING ON PAGE 24</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>PREVIOUSLY SUBMITTED AND APPROVED</p>
11.0	<p>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.</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>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

INDICATE WHETHER THIS SUBMISSION IS FOR AN ANNUAL AND FIVE YEAR PLAN, ANNUAL PLAN ONLY, OR 5-YEAR PLAN ONLY.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit

assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents;

(ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

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Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
 - (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
 - (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
- 8.0 **Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.
- 8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* **(Must be attached electronically for PHAs receiving CFP grants only)**. See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only)**. See instructions in 8.2.

6.0 PHA Plan Update.

PHA Plan Elements. (24 CFR 903.7)

The following elements of the Housing Authority of Northumberland County's plan elements have been revised since the Authority's prior submission:

3. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** HANC's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists, **have not been revised since the Authority's prior submission.**

The Following is a Summary of Key Components of HANC's Policies Governing Eligibility, Selection, and Admissions_[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

(1) Eligibility: Verification of eligibility for admission to public housing occurs when families are within 30 days of being offered a unit.

HANC uses the following non-income (screening) factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping

HANC request criminal records from local and State law enforcement agencies for screening purposes

(2)Waiting List Organization: HANC uses a Community-Wide list to organize its public housing waiting list.

Interested persons may apply at HANC's main administrative office at 50 Mahoning Street, Milton, PA and at each of its development site management offices for admission to public housing.

(3) Assignment: Ordinarily, HANC permits applicants three or more vacant unit choices before they fall to the bottom of or are removed from the waiting list. This policy is consistent across all waiting list types.

(4) Admissions Preferences:

Income targeting: HANC does not exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income.

Transfer policies: HANC has established the following policy for transfers taking precedence over new admissions:

- Emergencies
- Medical justification
- Administrative reasons determined by HANC (e.g., to permit modernization work)

Preferences: HANC has established preferences for admission to public housing (other than date and time of application).

HANC employs the following admission preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Working families and those unable to work because of age or disability
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

HANC employs prioritizes admissions preferences as follows:

- Date and Time: 1
- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition): 1
- Victims of domestic violence: 1

- Working families and those unable to work because of age or disability
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

(5) Occupancy: The following are reference materials applicants and residents use to obtain information about the rules of occupancy of public housing:

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

Residents must notify HANC of changes in family composition at the time of occurrence.

(6) Deconcentration and Income Mixing: HANC does have general occupancy (family) public housing developments covered by the deconcentration rule. None of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments.

(7) Procurement Policy (ARRA Compliance): HANC Board of Commissioners approved the following amendment to the Procurement Policy in accordance with the American Recovery Reinvestment Act (ARRA) of 2009 Procurement Requirements:

Except as provided for within the above noted Notice PIH 2009-12 (HA) as issued by HUD on March 18, 2009 and HUD guidance via email from the Philadelphia HUD Office dated August 18, 2009, all requirements listed within the current Housing Authority procurement policy shall remain in effect for any procurements executed by the Housing Authority, with the following exceptions:

- (a)** Any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to Capital Fund Stimulus Grants; the Housing Authority shall instead follow the requirements of Part 85 requirements.
- (b)** The small purchase limit, below which the Housing Authority will solicit and receive at least three quotes (advertisement not required) and above which the Housing Authority will solicit and receive form bids (advertisement required), shall be \$100,000.
- (c)** However, the Housing Authority can always choose under section 85.36, where they believe appropriate, the competitive proposals method for any size of contract (e.g., \$10,000); the sealed bid method (usually for construction contracts); or noncompetitive proposals, provided, these choices are in a manner consistent with their Recovery Act obligations.
- (d)** The “Buy American requirements of Section 1605 of the Recovery Act” of 2009 shall be included as a part of any solicitation and award pertaining to ARRA monies.

Consistent with the requirements of the above noted Notice, this Policy shall expire on March 31, 2010 (unless otherwise extended by the Board of the Housing Authority).

B. Section 8

(1) Eligibility: HANC request criminal records from local and State law enforcement agencies for screening purposes.

HANC does not share its criminal background check with the landlord, but advises the landlord to conduct their own check on tenants criminal and drug-related background.

(2) Waiting List Organization: HANC does not merge its Section 8 waiting list with its public housing waiting list. Each list is kept separate.

Interested persons may apply for admission to section 8 tenant-based assistance HANC's main administrative office at 50 Mahoning Street, Milton, PA.

(3) Search Time: HANC does give extensions on standard 60-day period to search for a unit in accordance with its Section 8 Administrative Plan referenced at pages 109-110.

(4) Admissions Preferences

Income targeting: HANC does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income.

Preferences: HANC has established preferences for admission to section 8 tenant-based assistance program (other than date and time of application). These preferences include the following:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income requirements (targeting)

HANC has prioritized the following admissions preferences, as noted:

- Date and Time: 1
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition): 1
- Victims of domestic violence
- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income requirements (targeting)

Applicants on the waiting list with equal preference status, are selected by date and time of application.

HANC employs preferences for “residents who live and/or work in the jurisdiction.” This preference has previously been reviewed and approved by HUD

The current pool of applicant families ensures that HANC will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

The Section Administrative Plan contains the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by HANC. In addition, HANC makes know to the participants, its policies governing eligibility, selection and admissions to any special-purpose section 8 programs at the time of the briefing sessions and in written materials.

HANC announces the availability of any special-purpose section 8 programs to the public through published notices in the local news media of general circulation.

- 4. Financial Resources.** The following statement of financial resources, includes a listing by general categories of the Housing Authority’s anticipated resources, Operating, Capital and other anticipated Federal resources available to HANC, as well as tenant rents and other income available to support public housing or tenant-based assistance:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	\$350,570	Operating
b) Public Housing Capital Fund (2011)	\$271,399	Capital/Operating
c) Public Housing Capital Funds (ARRA)		
d) Public Housing Capital Funds (ARRA Competitive)		
e) HOPE VI Revitalization		
f) HOPE VI Demolition		
g) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,376,895	HAP& Administration
h) Resident Opportunity and Self-Sufficiency Grants	\$53,718	Coordinator
i) Community Development Block Grant		
j) HOME		
Other Federal Grants (list below)		
Housing Choice Voucher Family Self-Sufficiency Grant	\$16,937	Coordinator
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program 2010	\$29,202	Capital/Operating
3. Public Housing Dwelling Rental Income		
Excess Utilities	\$611,575	Operating
	\$11,226	Operating

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Interest	\$18,500	Operating
Other Tenant Income	\$8,106	Operating
Non-Dwelling Income	\$9,460	Operating
4. Non-federal sources (list below)		
Total Resources	\$2,757,588	

- 3. Rent Determination.** The policies of HANC governing rents charged for public housing and HCV dwelling units, **have not been revised since the Authority's prior submission.**

The Following is a Summary of HANC's Rent Determination Policies [24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

(1) Income Based Rent Policies

The following describes HANC's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions:

Use of discretionary policies: HANC does not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).

Minimum Rent: HANC has established \$50.00 as a minimum rent and has adopted the following discretionary minimum rent hardship exemption policies:

- The family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstance, including loss of employment;
- A death in the family has occurred; and
- Other circumstances determined appropriate and acceptable by the Housing Authority or the Department of Housing and Urban Development

HANC does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

Ceiling rents: HANC does have ceiling rents (rents set at a level lower than 30% of adjusted income), for all developments based on the HUD published Fair Market Rents (FMRs) for the area.

Rent re-determinations: Tenants must report changes in income or family composition to HANC any time the family experiences such changes that may result in an adjustment to rent.

HANC does not plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

(2) Flat Rents: In setting the market-based flat rents, HANC utilizes the Section 8 Fair Market Rents as a basis for establishing the Flat Rents as noted below:

The following table shows the flat rents by occupancy and unit bedrooms.

FY 2011 Flat Rents By Occupancy and Unit Bedrooms					
	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom
Milton Towers/Eld-HC	\$460	\$475			
Mahoning Acres & Hepburn Acres/Family	\$480	\$535	\$680	\$755	\$843

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

HANC's payment standard is established at 103% of current HUD published Fair Market Rents (FMR) or the area.

The following table shows the Final FY 2011 FMRs by unit bedrooms.

PAYMENT STANDARDS-EFFECTIVE 10/1/2010 Final FY 2011 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2011 FMR	\$403	\$526	\$587	\$727	\$753
Payment Standard	\$415	\$542	\$605	\$749	\$765

The payment standards are reevaluated annually by HANC for adequacy. HANC will consider the success rates of assisted families in locating and leasing affordable housing that meets HQS in its assessment of the adequacy of its payment standard.

(2) Minimum Rent: HANC has established \$50.00 as the minimum rent for the Section 8 Voucher Program.

HANC has adopted the following discretionary minimum rent hardship exemption policies:

- the family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program;
- the family would be evicted as a result of the imposition of the minimum rent requirement;
- the income of the family has decreased because of changed circumstance, including loss of employment;
- a death in the family has occurred; and
- other circumstances determined appropriate and acceptable by the Housing Authority or the Department of Housing and Urban Development.

4. Operation and Management. A statement of the rules, standards, and policies of the Housing Authority governing **maintenance management** of housing owned, assisted, or operated by the public housing agency (which includes measures necessary for the prevention or eradication of pest infestation, including cockroaches), **are attached**.

5. Grievance Procedures. The policies of HANC governing the grievance and informal hearing and review procedures that the Housing Authority makes available to its residents and applicants, **have not been revised since the Authority's prior submission**.

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by HANC, there are no projects (or portions thereof), in the upcoming fiscal year, that the Housing Authority has designated or will apply for designation for occupancy by elderly and disabled families.

1. Community Service and Self-Sufficiency. A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to only public housing).

Policy Overview

Community Service is defined as “the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community.” Community Service is not employment and may not include political activities.

The Community Service and Economic Self-Sufficiency requirements mandate that each non-exempt adult household member (18 years or older), shall either contribute eight hours per month of community service within their community, or participate in an Economic Self-Sufficiency program for eight hours per month. This Chapter provides HANC’s requirements.

Community Service Contributions

Federal regulations mandate that all adult residents must contribute eight (8) hours per month of community service, or participate in an economic self-sufficiency program for eight (8) hours per month as a condition for continued public housing assistance.

The exceptions to this requirement are for person(s) that are:

- Elderly
- Blind or disabled as defined under law and unable to comply with the community service requirement, or the caretaker of such an individual.
- Working or exempted from work by the State.
- Receiving assistance and not in noncompliance with State or TANF requirements.

Persons with a disability are not automatically exempt from community service requirements. A person is exempt only to the extent the disability makes the person “unable to comply.”

Community Service Activities

The Authority will strive to give residents the greatest choice possible of community service activities. These activities could include, but are not limited to:

- Improving the physical environment of the resident’s development.
- Volunteer work in a local school, hospital, childcare center, homeless shelter, etc.
- Working with youth organizations.
- Helping neighborhood groups on special projects.
- Participation in programs that develop and strengthen resident self responsibility such as drug and alcohol abuse counseling and treatment, household budgeting and credit counseling, and English proficiency.

Federal regulations specifically prohibits political activity as community service.

Housing Authority Options For Community Service:

The Authority can administer its own community service program, with cooperative relationships with other entities, or contract the entire community service program to a third party, which includes qualified resident councils.

The Authority must follow procurement policies and 24 CFR 85.36 in order to contract out the community service program. When third party contractors are used, the Authority will strive to ensure the contractor doesn't have a financial interest in where participants are assigned.

The Authority will ensure that all community service programs are accessible for persons with disabilities, and determine as well as possible, the work being performed is not hazardous.

Documentation:

Reasonable documentation must verify the community service, and must be placed in the resident's file at time of reexamination.15.5 Noncompliance

The Authority will determine if non-exempt residents are in compliance. If a family is found to be non-compliant, the non-compliant adult and the head of household must sign an agreement to make up the hours within the next three to 12-month period.

Self-Sufficiency (Public Housing and Housing Choice Voucher Programs)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
 1. Local police conduct criminal history background checks in an effort to enforce 1 strike policy
 2. Local police provide up to date information regarding criminal activity on or near the public housing developments
 3. Police cooperation with HANC in hearings involving drugs and other criminal activities
 4. Police cooperate with state and federal (OIG) for local drug and fraud cases involving housing participants
 5. Police inform HANC of registered sex offenders
 6. HANC has installed exterior and interior camera security system in elderly complex

9. **Pets.** HANC's policies and requirements pertaining to the ownership of pets in public housing, **have not been revised since the Authority's prior submission.**

- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- 11. Fiscal Year Audit.** *In the opinion of Polcari & Co., CPA, who conducted an independent audit of the Housing Authority as of March 31, 2011, "...the results of its operations, changes net assets and cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America."*
- 12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Housing Authority of Northumberland County is designated as a "small agency" and as such did not elect to convert to asset management. However, the Authority management of its public housing developments emphasizes the most cost effective way to operate, manage and maintain its housing portfolio and to provide for present and future tenants and the communities. The Housing Authority recently completed a Physical Needs Assessment for each of its developments which provides the Authority with framework for the evaluation and prioritization of capital improvements and the long-term sustainability and viability for each development.

- 13. Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Housing Authority provides the VAWA brochure to applicants at pre-application and also provides it to tenants at each annual re-certification along with the Lease Addendum that are required to sign (OMB Approval No. 2502-0204).

If any violence is referred to management, both the Manager and the tenant contact the police to start the PFA. Once the paperwork is returned to the Manager, HANC files a no trespass and is served to the perpetrator and that individual is not allowed on any Authority property. If violated the perpetrator is arrested and cited.

EXCEPTION TO LEASE TERMINATION RELATING TO VIOLENCE AGAINST WOMEN:

In accordance with the Violence Against Women Act of 2005, criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be a cause for termination of the tenancy or occupancy rights, if the tenant or immediate member of the tenant's family is a victim of that domestic violence, dating violence, or stalking.

HANC may bifurcate a lease in order to evict, remove, or terminate assistance to any individual who is tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

Nothing in this section may be construed to limit the authority of HANC, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

Nor does this section limit any otherwise available authority of HANC:

- to evict a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or member of the tenant's household, provided that HANC does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate; or
- to limit the authority of a public housing agency to terminate the tenancy of any tenant if HANC can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's tenancy is not terminated; and
- nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

CERTIFICATION: HANC may request that an individual certify via a HUD approved certification form, the individual is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse and meet the requirements set forth in the aforementioned paragraphs. Such certification shall include the name of the perpetrator. The individual shall provide such certification within 14 business days after HANC requests such certification.

FAILURE TO PROVIDE CERTIFICATION.—If the individual does not provide the certification within 14 business days after HANC has requested such certification in writing, nothing in this subsection may be construed to limit the authority of HANC to evict any tenant or lawful occupant that commits violations of a lease. The Housing Authority may extend the 14-day deadline at its discretion. HANC may provide, at its discretion, benefits to an individual based solely on the individual's statement or other corroborating evidence.

CONTENTS OF THE CERTIFICATION: An individual may satisfy the certification requirement by:

1. providing the requesting public housing agency with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation; and
2. producing a Federal, State, or local police or court record.

CONFIDENTIALITY: All information provided to HANC pursuant to paragraph (1), including the fact that an individual is a victim of domestic violence, dating violence, or stalking, shall be retained in confidence by HANC, and shall neither be entered into any shared database nor provided to any related entity, except to the extent that disclosure is—

1. requested or consented to by the individual in writing;
2. required for use in an eviction proceeding; or
3. otherwise required by applicable law.

NOTIFICATION.—HANC will provide notice to tenants assisted under section 6 of the United States Housing Act of 1937 of their rights under the Violence Against Women's Act, including their right to confidentiality and the limits thereof.

PHA Plan Posting

The HANC 2012 Annual Plan may be obtained by the public including updates, at each Asset Management Project (AMP) and main office of the Authority at 50 Mahoning Street, Milton, Pennsylvania. HANC has also provided each Commissioner and Advisory Council member with a copy its 2012 Annual Plan and 2012-2016 Five Year Plan.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(d) Homeownership: *The Housing Authority is administering a Homeownership Program utilizing its Housing Choice Vouchers. Two families are participating in the program and have purchased homes utilizing the Housing Choice Homeownership Vouchers.*

(e) Project-based Vouchers. The Housing Authority wishes to use the project-based voucher program, on an as needed basis not to exceed the HUD limitations, throughout Northumberland County in accordance with the Section 8 Housing Voucher Administrative Plan as adopted February 2006.

9.0 Housing Needs

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. Information on the number and percent of renter households with a severe housing cost burden from the 2000 census. Also provided for each district is an estimate of the surplus/deficit of rental units affordable and available to Extremely Low Income (ELI) renter households. This figure represents the difference between the number of ELI renter households and the number of units affordable and available (not occupied by higher-income renter households) to them; a negative number indicates a deficit.

Name of Jurisdiction: Northumberland County, Pennsylvania		Source of Data: CHAS Data Book				Data Current as of: 2000			
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <=30%					Value <=30%				
# occupied units	1,144	730	1,275	3,149		N/A	N/A	N/A	N/A
% occupants <=30%	51.6	33.6	20.8	34.9		N/A	N/A	N/A	N/A
% built before 1970	33.7	71.2	78.4	60.5		N/A	N/A	N/A	N/A
% some problem	23.6	17.1	9.4	16.4		N/A	N/A	N/A	N/A
# vacant for rent	110	145	150	405	# vacant for sale	N/A	N/A	N/A	N/A
2. Rent >30% to <=50%					Value <=50%				
# occupied units	1,330	1,715	1,695	4,740		189	2,665	9,270	12,124

% occupants ≤50%	51.1	36.7	27.1	37.3		34.4	34.7	25.5	27.6
% built before 1970	68	81.3	86.1	79.3		73.5	73.7	90.2	86.3
% some problem	40.2	32.9	25.7	32.4		15.9	8.4	7.2	7.6
# vacant for rent	270	150	95	515	# vacant for sale	50	200	300	550
3. Rent >50% to ≤80%					Value >50% to ≤80%				
# occupied units	645	720	805	2,170		71	1,800	7,240	9,111
% occupants ≤80%	62.8	47.9	49.1	52.8		60.6	41.1	28.2	31
% built before 1970	77.5	72.9	87.6	79.7		69	76.9	70.4	71.7
% some problem	47.3	38.2	33.5	39.2		28.2	5	3.2	3.8
# vacant for rent	55	4	4	63	# vacant for sale	4	75	100	179
4. Rent >80%					Value >80%				
# occupied units	105	52	43	200		158	922	6,250	7,330
# vacant for rent	4	4	0	8	# vacant for sale	20	25	60	105

Definitions:

Rent 0-30% - These are units with a current gross rent (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with a current gross rent that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD Area Median Family Income.

Rent 50-80% - These are units with a current gross rent that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Rent > 80% - These are units with a current gross rent that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Value 50-80% - These are units with a current value that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value > 80% - These are units with a current value that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Housing Needs of Families on the Public Housing Waiting Lists

The following table represents the characteristics of the families on the Public Housing Waiting List for Northumberland County:

Housing Needs of Families on the Waiting List Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	78		36
Extremely low income <=30% AMI	46	60%	
Very low income (>30% but <=50% AMI)	16	21%	
Low income (>50% but <80% AMI)	11	14%	
Families with children	27	35%	
Elderly families	1	1%	
Families with Disabilities	10	13%	
Race/Ethnicity			
Caucasian	75	96%	

Hispanic	21	27%	
Black	3	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38	49%	
2 BR	34	44%	
3 BR	6	8%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR			

Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	331		68
Extremely low income <=30% AMI	227	69%	
Very low income (>30% but <=50% AMI)	93	28%	
Low income (>50% but <80% AMI)	11	3%	
Families with children	180	55%	
Elderly families	36	11%	
Families with Disabilities	40	12%	
White	314	95%	
Black	14	4%	
Other Pacific Islanders	3	1%	

10.0 Additional Information.

(a) Progress in Meeting Mission and Goals

Statement of Progress on 5-Year Plan

Goals and Objectives

Fiscal Year ending March 31, 2011

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

Status: Completed the renovations of vacant space in Roosevelt Court to create additional housing opportunities for 4 additional elderly units with grants from the Sovereign Bank Foundation and matching funds from the Authority and the Housing Development Corporation of Northumberland County. Units are rented to low income elderly/handicapped individuals.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Increase customer satisfaction:
- Renovate or modernize public housing units:
- Improve energy efficiency and reduce energy costs:

Status of Capital Fund Program: Housing Authority of Northumberland County as of September 2011

Capital Fund Program Status		
FFY	% Obligated	% Expended
2008	100%	100%
2009	100%	98%
2009 CFRG	100%	100%
2009 CFRC	100%	100%
2010	90%	58%
2011	0%	0%

See attached P&Es for detail

Energy Retrofit Tracking: Housing Authority of Northumberland County as of September 2011

Grant Source	Kind of Energy Retrofit	AMPS	# of Units Affected	Anticipated Project End Date	Actual Project End Date	Comments
ARRA 2009	Heating	#1	40		02/03/2010	ARRA Formula
ARRA 2009	Toilets, aerators & controllers	#2	130	6/30/2010	6/21/2010	ARRA Competitive
CFP 2009	Toilets, aerators & controllers	#1	40	6/30/2010	6/21/2010	
CFP 2008	Toilets, aerators & lights	#2	20		8/09/2010	
ARRA 2009	Window Replacement	#2	30	12/31/2010	12/20/2010	ARRA Competitive
CFP 2009	Heating	#2	30	12/31/2010	11/8/2010	
CFP 2010	Lighting, tubs, toilets and showers	#2	12	12/31/2011	9/20/2011	

During 2010-2011 period, the Housing Authority completed the following improvements to its public housing developments:

- the renovation of 18 bathrooms with 2008 CFP funds.
- the installation of 4 boilers with new energy efficient boilers, circulators, zone valves, and hot water heaters and the replacement of 44 commodes with water saving power flush 1.6 gallon and install 88 water saving aerators on kitchen faucets and shower heads with 2009 CFP funds.
- the installation of 18 boilers with energy efficient gas boilers and baseboard radiation with 2009 Stimulus Grant funds.
- the replacement of 151 commodes with water saving power flush 1.6 gallons, 422 water saving aerators on kitchen and vanity faucets and shower heads, replace 2 overhead mounted gas heaters, replaced 8 interior doors and aluminum doors, replaced 164 windows with new vinyl insulated double hung insulated glass, installed 6 thermally broken store front glazed glass with 2 inch thermal insulated store front windows, replaced 2 boilers with new energy efficient gas boiler with new circulators, hot water heaters and zone valves with 2009 Competitive Grant funds.
- The renovation of 13 bathrooms with 2010 CFP funds (AMP#2)

PHA Goal: Increase assisted housing choices

Objectives:

- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

Status: HANC continues to work with the Central Pennsylvania YouthBuild, a collaboration between the Central Susquehanna Workforce Development Corporation, the local Workforce Investment Board, Central Susquehanna Opportunities Inc., a local Community Action Agency, and Home Builders Institute, the workforce development arm of the National Association of Home Builders. The program involves the acquisition of tax foreclosed properties to be rehabilitated as a component of the YouthBuild program and sold to low to moderate income families.

Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements:

Status: HANC continues to implement security improvements at its public housing developments with the addition of lighting at Mahoning Acres, 2 additional security cameras at Milton Towers and new monitoring/recording equipment for cameras.

Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Status: When necessary, the Authority modifies housing units for tenants with various disabilities such as handicap ramps, grab bars and bathroom modifications.

(b) Definition of substantial deviation or modification to the Agency Plan:

HANC defines substantial deviation or modification to the Agency Plan as:

- Changes to rent or admissions policies or organization of the waiting list;
- A substantial change in a goal(s) identified in the Five Year Plan;
- Significant modifications to major strategies to address housing needs;
- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of Northumberland County;
- A need to respond immediately to declarations of emergency due to disasters as identified by Presidential or Governmental order;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds that exceeds 20% under the Capital Fund; and

- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any significant amendment or substantial deviation/modification to HANC Plan is subject to the following requirements (including time frames):

- HANC will consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The Authority will ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- HANC will provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The Housing Authority will adopt the amendment or modification at a duly called a meeting, open to the public, of its Board of Commissioners.
- HANC will not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

The Housing Authority may submit a significant amendment or substantial deviation/modification to HUD up until the last day prior to the date when the next year's Agency Plan is due.

Resident Membership on PHA Governing Board:

The Housing Authority has less than 300 public housing units, (i) has provided reasonable notice to the resident advisory board of the opportunity of not less than 1 resident to serve on the board of directors the Housing Authority; and (ii) within a reasonable time after receipt by the resident advisory board established by the Housing Authority pursuant to section 1437c-1(e) of Title 48, Chapter 8 under clause (i), the Housing Authority has not been notified of the intention of any resident to participate on the board of directors.

11.0 Required Submission for HUD Field Office Review.

(f) Resident Advisory Board (RAB) comments.

The RAB and residents meet on November 4, 2011 to review the 2012 Annual Statement and the 5-Year Plan. Comments were positive and included in the 2012 Annual Statement and the 5-year plan.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report*

(see forms attached electronically).

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan*

(see forms attached electronically)

SUMMARY OF CAPITAL FUND PROGRAM:

With the emergence of additional funding allocated the Housing Authority of Northumberland County (HANC) under the American Recovery and Reinvestment Act 2009 the HANC is able to change its plan for modernization of Public Housing units. This new approach will allow its Public Housing inventory to be updated to compete with other apartments in the broader market. Below is a comprehensive list of improvements designed to bring the HANC's inventory into a new standard ensuring that the residents of public housing are afforded a unit comparable with the standards found in other market-based communities.

PA60-1 Hepburn Acres:

Hepburn Acres, consisting of 40 family units has received comprehensive modernization through the Capital Fund Financing Program which has provided the majority of funding through a bond issue to upgrade the majority of the units to meet today's standards. However, certain systems/units were not upgraded with the CFFP funds, but are being completed with American Recovery Act formula stimulus funds in the amount of \$369,716, which are being used to replace 18 Boilers with new energy efficient gas boilers and baseboard radiation and pay for other administrative fees and costs.

ELECTRICAL – Remove all outdated service disconnects and install new cable to interior 100 AMP service panels.

LANDSCAPING - Repair sidewalks to eliminate tripping hazards; remove and replace sidewalks; replace dumpster enclosures by digging and pouring concrete footers, pads and laying walls of block and brick; install development signage; and remove and replace playground equipment.

NON DWELLING STRUCTURES - renovate laundry room to include extension with new walls, ceilings, floors, doors, plumbing, electrical and appliances; construct maintenance garage approximately 16' X 28' to include electrical outlets, lights, pad and sidewalks

HVAC – install energy controllers on boilers pumps, air conditioning units, electrical subfeeds, electrical boxes with power optimization capacitors.

KITCHENS – Replace ranges and refrigerators with energy star appliances.

PA60-2 Mahoning Acres – Milton Towers:

HANC was awarded an ARRA Competitive Grant for energy improvements in the amount of \$278,959. These work items include: for **PA60-2** the following: Replace 151 Commodes with water saving handicap power flush 1 gallon, 3 inch avalanche 1.6 gallon and handicap 3 inch avalanche 1.6 gallon commodes. Install 422 water-saving aerators on kitchen and vanity faucets plus 230 water saving shower heads; and work items for **PA60-2** includes: Replace 4 exterior entrance doors with pre-hung insulated doors with ½ glass and accessories, 4 aluminum storm doors with screens. Replace 164 windows by modifying existing opening to receive smaller energy efficient new vinyl insulated double hung windows with screens. Replace 2 overhead mounted gas heaters with overhead gas, forced hot air space heaters. Install new 2 inch X 4.5 inch thermally broken store front glazed with 1 inch clear insulated solar ban, 70 surface #3 glass, caulking of frames at perimeters. Replace 2 boilers with new energy efficient gas boilers, circulators, zone valves, hot water heaters. Replace 4 foyer automatic security entrance doors with air locks & accessories.

PLUMBING – Remove and replace bathroom fixtures, commodes, tubs, showers, vanities, light fixtures and floors in 12 units.

INTERIOR – renovate 2 laundry rooms and hallway stairwells; repair walls, ceilings, floors, remove damaged materials, paint surfaces (approx. 67,500 sq. ft.) , new doors and window treatments; repair walls and ceilings, spackle all cracked uneven surfaces, remove deteriorated or damaged sheeting and paint; paint existing baseboard radiation; replace hallways and common areas with new carpeting on six floors.

LANDSCAPING – Seal parking lot (approx. 4,000 sq. ft.) with top sealant, paint lines and replace 20 bumper parking blocks; remove and replace 60 linear feet of sewer, replace sidewalks, topsoil and seed disturbed areas; replace dumpster enclosures by digging and pouring concrete footers, pads and laying walls of block and brick; and remove and replace playground equipment.

KITCHENS – Install new kitchen wall and base cabinets, countertops, and floor covering in 30 units, including repair to walls and ceiling by spackling and painting and install new sinks and faucets; replace ranges and refrigerators with energy star appliances.

DWELLING STRUCTURE – re-seam 1,500 linear feet of roof seams and rewrap roof penetrations, vents and parapet walls; remove and replace 58 pairs of shutters.

NON-DWELLING STRUCTURES – construct new addition on-site office approximately 20' X 30', footer, slab, stick built, trust roof, insulation, siding, electrical, plumbing and interior finish.

HVAC – install energy controllers on boilers pumps, air conditioning units, electrical subfeeds, electrical boxes with power optimization capacitors.

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

I, Patrick A. Mack the Director, Planning Commission certify that the Five Year and Annual PHA Plan of the Housing Authority of Northumberland County is consistent with the Consolidated Plan of Northumberland County prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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: Housing Authority of Northumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P06050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/11 Revised Annual Statement (revision no:3)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$40,000	\$36,160	\$36,160.00	\$36,160.00
3	1408 Management Improvements	\$20,000	\$20,000	\$20,000.00	\$20,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$28,902	\$31,543	\$31,543.00	\$31,543.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$11,500	\$6,459	\$6,459.08	\$6,459.08
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$116,795	\$124,443	\$124,442.59	\$124,442.59
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$48,012	0	0	0
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 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of Northumberland County		Grant Type and Number Capital Fund Program Grant No: PA26P06050109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input checked="" type="checkbox"/> 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	\$96,070	\$96,825	\$96,825.33	\$96,825.33
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$361,279	\$315,430	\$315,430.00	\$315,430.00
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	\$105,000	\$124,303	\$124,303	\$124,303
Signature of Executive Director Edward P. Christiano Date 			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 CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Northumberland County			Grant Type and Number Capital Fund Program Grant No: PA26P06050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$40,000	\$36,160	\$36,160.00	\$36,160.00	
PHA Wide	1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP budgets, updating of administrative and financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; and providing HANC staff with assistance for marketing and outreach efforts to ensure stable occupancy. Marketing and outreach assistance include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families.	1408		\$20,000	\$20,000	\$20,000.00	\$20,000.00	
PHA Wide	1410 Administration Non-Technical salaries and fringe benefits	1410		\$28,902	\$31,543	\$31,543.00	\$31,543.00	
PHA Wide	1430 Fees and Cost A & E Fees	1430		\$11,500	\$6,459	\$6,459.08	\$6,459.08	
PA060-01	9000 Collateralization of Debt Service paid Via System of Direct Payment	9000		\$96,070	\$96,825	\$96,825.33	\$96,825.33	
PA060-2	1460 Dwelling Structures Replace 4 Boilers with new energy efficient gas boilers, circulators, zone	1460	4	105,000	\$89,096	\$89,096.09	\$89,096.09	

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: Housing Auth of the County of Northumberland 50 Mahoning St Milton PA, 17847	Grant Type and Number Capital Fund Program Grant No: PA06000000209R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 4)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$17,816	\$14,592	\$14,592	\$14,592.12
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$20,000	\$13,657	\$13,657	\$13,656.74
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$259,129	\$225,722	\$225,722	\$225,722.50
11	1465.1 Dwelling Equipment—Nonexpendable		\$24,988	\$24,988	\$24,987.64
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

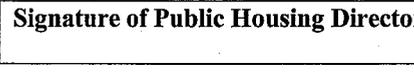
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Auth of the County of Northumberland 50 Mahoning St Milton PA, 17847	Grant Type and Number Capital Fund Program Grant No: PA06000000209R Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
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)	\$296,945	\$278,959	\$278,959	\$278,959.00
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	\$259,129	\$250,710	\$250,710	\$250,710.50

Signature of Executive Director Edward P. Christiano 	Date: 2/6/12	Signature of Public Housing Director 	Date
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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 II: Supporting Pages								
PHA Name: Housing Auth of the County of Northumberland 50 Mahoning St Milton PA, 17847			Grant Type and Number Capital Fund Program Grant No: PA0600000209R CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PA060-2	Administration In house inspections and salaries/benefits for administrative personnel for oversight/administration of project.	1410		\$17,816	\$14,592	\$14,592	\$14,592.12	Revised to 6% of revised grant amount.
PA060-2	Fees and Costs A&E Fees for professional services with respect to design, preparation of preliminary plans & specifications & cost estimates, preparation of working drawing and specifications, providing notices for advertising, review of bids received, job conferences, inspection of contractors work.	1430		\$20,000	\$13,656	\$13,656	\$13,656.74	
PA060-2	Dwelling Structures Replace 151 Commodes with water saving handicap power flush 1 gallon, 3 inch avalanche 1.6 gallon and handicap 3 inch avalanche 1.6 gallon commodes.	1460	151	\$99,300	\$70,910	\$70,910	\$70,909.79	Revised to reflect PA060-2 work only. Work items/costs for PA060-1 were transferred to 2009 Capital Fund budget.
PA060-2	Replace 4 exterior entrance doors with pre-hung insulated doors with ½ glass and accessories, 4 aluminum storm doors with screens	1460	8	\$11,200	\$7,000	\$7,000	\$7,000.00	

PA060-2	Replace 164 windows by modifying existing opening to receive smaller energy efficient new vinyl insulated double hung windows with screens.	1460	164	\$70,000	\$62,094	\$62,094	\$62,093.71	
PA060- 2	Install 422 water saving aerators on kitchen and vanity faucets plus 190 water saving shower heads.	1460	612	\$8,800	\$8,800	\$8,800	\$8,800.00	Revised to reflect PA060-2 work only. Work items/costs for PA060-1 were transferred to 2009 Capital Fund budget.
PA060-2	Replace 2 overhead mounted gas heaters with overhead gas, forced hot air space heaters.	1460	2	\$9,000	\$10,190	\$10,190	\$10,190.00	
PA060-2	Install new 2 inch X 4.5 inch thermally broken store front glazed with 1 inch clear insulated solar ban, 70 surface #3 glass, caulking of frames at perimeters.	1460	6	\$12,829	\$12,829	\$12,829	\$12,829.00	
PA060-2	Replace 2 boilers with new energy efficient gas boilers, circulators, zone valves, hot water heaters.	1460	2	\$22,000	\$22,000	\$22,000	\$22,000.00	
PA060-2	Replace 4 foyer automatic security entrance doors with air locks & accessories.	1460	4	\$26,000	\$26,000	\$26,000	\$26,000.00	
PA060-2	Install energy controllers on boiler pumps (3), air conditioning units (2), with power optimization capacitors. Retrofit 61 light fixtures to be more energy efficient, and install 431 energy efficient replacement light fixtures.	1460	36		\$5,900	\$5,900	\$5,900.00	Revised to reflect PA060-2 work only per approved 5-Year Plan for 2012
PA060-2	Replace 50 Ranges and 50 Refrigerators with energy star appliances.	1465.1	100		\$24,988	\$24,988	\$24,987.64	Revised to reflect PA060-2 replacement of ranges and refrigerators per approved 5-Year Plan for 2014. Balance of cost of the replacement of ranges and

Part I: Summary

PHA Name: Housing Authority of Northumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P06050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 9/30/11 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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$40,000	\$39,784	\$38,484.50	\$38,484.50
3	1408 Management Improvements	\$20,000	\$20,000	\$20,000.00	\$20,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$31,203	\$29,945	\$29,945.00	\$27,151.57
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$11,500	\$8,099	\$8,099.24	\$8,099.24
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$143,700	\$122,117	\$122,117.07	\$116,217.07
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

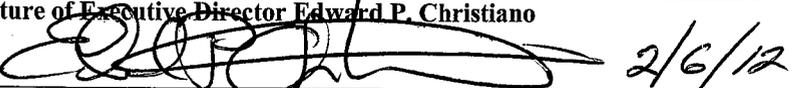
PHA Name: Housing Authority of Northumberland County	Grant Type and Number Capital Fund Program Grant No: PA26P06050110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010
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Type of Grant

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)

Performance and Evaluation Report for Period Ending: 9/30/11 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	\$96,825	\$96,825	\$96,825.00	\$22,907.15
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$343,228	\$316,770	\$315,470.81	\$232,859.53
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	\$87,000	\$70,000	\$70,000	\$70,000

Signature of Executive Director Edward P. Christiano Date  2/6/12	Signature of Public Housing Director Date
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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 II: Supporting Pages								
PHA Name: Housing Authority of Northumberland County			Grant Type and Number Capital Fund Program Grant No: PA26P06050110 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$40,000	\$39,784	\$38,484.50	\$38,484.50	
PHA Wide	1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP budgets, updating of administrative and financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; and providing HANC staff with assistance for marketing and outreach efforts to ensure stable occupancy. Marketing and outreach assistance include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families.	1408		\$20,000	\$20,000	\$20,000.00	\$20,000.00	
PHA Wide	1410 Administration Non-Technical salaries and fringe benefits	1410		\$31,203	\$29,945	\$29,945.00	\$27,151.57	
PHA Wide	1430 Fees and Cost A & E Fees	1430		\$11,500	\$8,099	\$8,099.24	\$8,099.24	
PA060-01	9000 Collateralization of Debt Service paid Via System of Direct Payment	9000		\$96,825	\$96,825	\$96,825.00	\$22,907.15	
PA060-2	1460 Dwelling Structures Remove and replace bathroom fixtures, commodes, tubs, showers, vanities, light	1460	12	\$72,000	\$71,000.00	\$71,000.00	\$71,000.00	

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Northumberland County				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	06/30/12		06/30/14		
PA060-1	06/30/12		06/30/14		
PA060-2	06/30/12		06/30/14		

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

Part I: Summary	
PHA Name: Housing Authority of Northumberland County PA060	Grant Type and Number Capital Fund Program Grant No: PA26P06050111 Replacement Housing Factor Grant No: Date of CFFP:
	FFY of Grant: 2011 FFY of Grant Approval: 2011

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 09/30/11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$40,000	\$40,000		
3	1408 Management Improvements	\$20,000	\$20,000	\$5,060.00	\$5,060.00
4	1410 Administration (may not exceed 10% of line 21)	\$30,912	\$27,140		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$11,500	\$7,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	\$93,800	\$80,244		
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$47,000	0		
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 4/30/2011

Part I: Summary

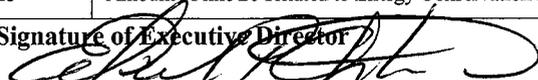
PHA Name: Housing Authority of Northumberland County PA060	Grant Type and Number Capital Fund Program Grant No: PA26P0605011 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011
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Type of Grant

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

Performance and Evaluation Report for Period Ending: 09/30/11
 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	\$96,822	\$97,015		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$340,034	\$271,399	\$5,060.00	\$5,060.00
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 10-27-11	Signature of Public Housing Director	Date
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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 II: Supporting Pages								
PHA Name: Housing Authority of Northumberland County PA060			Grant Type and Number Capital Fund Program Grant No: PA26P06050111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$40,000	\$40,000			
PHA Wide	1408 Management Improvements Professional Services Contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP budgets, updating of administrative and financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; and providing HANC Staff with assistance for marketing and outreach efforts to ensure stable occupancy, Marketing and outreach assistance include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families.	1408		\$20,000	\$20,000	\$5,060.00	\$5,060.00	
PHA Wide	1410 Administration	1410		\$30,912	\$27,140			
PHA Wide	1430 Fees and Costs	1430		\$11,500	\$7,000			
PA060-1	9000 Collateralization of Debt Service paid via System of Direct Payment	9000		\$96,822	\$97,015			
PA060-1	1450 Site Improvement Repair sidewalks by eliminating tripping hazards utilizing pumping method to make pads level	1450	4000 Sq. Ft.	\$40,000	\$40,000			
PA060-1	Remove and replace 300 square feet of sidewalk	1450	300 Sq. Ft.	\$5,244	\$5,244			

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: Housing Authority of Northumberland County PA060	Grant Type and Number Capital Fund Program Grant No: PA26P06050112 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2012 FFY of Grant Approval: 2012
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Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$97,015			
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$349,047			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	\$3,000			
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 2/6/12	Signature of Public Housing Director	Date
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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 II: Supporting Pages

PHA Name: Housing Authority of Northumberland County PA060	Grant Type and Number Capital Fund Program Grant No: PA26P06050112 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2012
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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 ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	1406 Operations	1406		\$60,000				
PHA Wide	1408 Management Improvements	1408		\$20,000				
	Professional Services Contractors assistance to HANC Staff in the preparation of the CFP budgets, updating of administrative and financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; and providing HANC staff with assistance for marketing and outreach efforts to ensure stable occupancy, Marketing and outreach assistance includes preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families.							
PHA Wide	1410 Administration	1410		\$31,732				
PHA Wide	1430 Fees and Costs	1430		\$8,500				
PA060-1	900 Collateralization of Debt Service paid via System of Direct Payment	9000		\$97,015				
PA060-2	Replace shingle roofing and deteriorated sheathing with new 25 year roofing material	1470	60 Square	\$26,500				
PA060-1&2	Install Cabinets for flammable liquid storage	1475	3	\$4,000				
PA060-2	Re-seam roof seams and rewrap roof penetrations, vents and parapet wall.	1460	1500 linear feet	\$28,500				

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Northumberland County PA060					Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide	06/30/2014		06/30/2016		
PHA-1	06/30/2014		06/30/2016		
PHA-2	06/30/2014		06/30/2016		

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

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary						
PHA Name/Number Housing Authority of Northumberland County PA060			Locality (City/County & State) Milton, Northumberland, Pennsylvania		X Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name PA060-1&2, PHA Wide	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>
B.	Physical Improvements Subtotal	Annual Statement		\$102,690	\$56,000	\$150,000
C.	Management Improvements		\$20,000	\$20,000	\$20,000	\$20,000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$152,500	\$31,000	\$54,000	
E.	Administration		\$32,084	\$30,205	\$28,856	\$31,832
F.	Other Fees & Costs		\$11,500	\$11,500	\$11,500	\$11,500
G.	Operations		\$40,000	\$40,000	\$40,000	\$40,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		\$96,838	\$96,859	\$97,064	\$96,817
K.	Total CFP Funds		\$352,922	\$332,254	\$317,420	\$350,149
L.	Total Non-CFP Funds					
M.	Grand Total		\$352,922	\$332,254	\$317,420	\$350,149

Work Statement for Year: 2012
FFY 2012

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</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		Quantity	Estimated Cost
See	HA-Wide1406Operations		\$40,000	HA-Wide Operations		\$40,000
Annual	HA-Wide 1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; Marketing outreach assistance to include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families		\$20,000	HA-Wide 1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; Marketing outreach assistance to include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families		\$20,000
Statement	PHA-Wide1410 Administration Non-Technical salaries and fringe benefits		\$32,084	PHA-Wide1410 Administration Non-Technical salaries and fringe benefits		\$30,205
	PHA-Wide 1430 Fees and Cost A&E Fees		\$11,500	PHA-Wide 1430 Fees and Cost A&E Fees		\$11,500
See						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year: <u>2015</u> FFY <u>2015</u>			Work Statement for Year: <u>2016</u> FFY <u>2016</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	HA-Wide Operations		\$40,000	HA-Wide Operations		\$40,000
Annual Statement	HA-Wide 1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; Marketing outreach assistance to include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families		\$20,000	HA-Wide 1408 Management Improvements Professional Services contractors assistance to HANC Staff in the preparation of the Agency Plan and CFP financial operating policies and procedures; providing accounting assistance for the financial administration of the CFP program budget; Marketing outreach assistance to include preparation of marketing materials, advertisements and participation in various functions targeting low income elderly, handicapped and families		\$20,000
	PHA-Wide 1410 Administration Non-Technical salaries and fringe benefits		\$28,856	PHA-Wide 1410 Administration Non-Technical salaries and fringe benefits		\$31,832
See	PHA-Wide 1430 Fees and Cost A&E Fees		\$11,500	PHA-Wide 1430 Fees and Cost A&E Fees		\$11,500

