

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Erie

**PHA Number:** PA 013

**PHA Fiscal Year Beginning:** 04/2008

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units:                  Number of S8 units:                  Number of public housing units:  
 Number of S8 units:

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

| Participating PHAs   | PHA Code | Program(s) Included in the Consortium | Programs Not in the Consortium | # of Units Each Program |
|----------------------|----------|---------------------------------------|--------------------------------|-------------------------|
| Participating PHA 1: |          |                                       |                                |                         |
| Participating PHA 2: |          |                                       |                                |                         |
| Participating PHA 3: |          |                                       |                                |                         |

### Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website

Other (list below)

Erie Tenant Council at the Marsha Ann Hall Learning Center, 1841 E. 18<sup>th</sup> Street,  
Erie, PA 16510

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2008- 2012**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Housing Authority of the City of Erie exists to provide safe, decent, and affordable housing for lower-income families, elderly, and disabled individuals; and to foster among the residents we serve economic self-sufficiency, and a sense of community and pride in the neighborhoods where they reside.

To this end, the Authority, through its Admission and Occupancy Policy, will provide housing to a cross-section of the low-income population so as to obtain a broad range of incomes in public housing and promote economic diversity resulting from employment.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

Encourage increase level of landlord participation in the Section 8 Housing Choice Voucher program for persons with disabilities through landlord briefings, referrals, agency contacts, and related marketing efforts.

- PHA Goal: Improve the quality of assisted housing
- Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing: Gannon University Campus
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

HACE has implemented a comprehensive renovation program at all public housing developments, designed to insure the long-term viability of its buildings and grounds and improve overall marketability and appeal of its housing units.

HACE will continue its efforts to revitalize the areas surrounding four (4) eastside public housing neighborhoods through acquisition of blighted properties and a concentrated code enforcement effort in cooperation with the City of Erie.

HACE has recently completed a Capital Needs Assessment of all its developments, as well as an assessment of accessibility needs in all community spaces. HACE has also implemented a capital improvements planning program which will permit both short and long term planning for facilities upgrades and replacements according to a prioritized schedule.

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

**Provide housing assistance to more families and individuals:**

- 1) Increase occupancy rate in the Public Housing Program by 2%
- 2) Increase utilization rate of Section 8 Housing Assistance funds to 99% or higher
- 3) Continuation of aggressive community public relations and marketing for both Public Housing and Section 8 Program assistance
- 4) Provide homeownership opportunities for public housing residents through the American Dream Downpayment Initiative and/or the HACE Downpayment Assistance Program.

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

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

**Improve Livability in public housing and Section 8 housing through:**

- 1) Reduction in crime by 2% from 2007
- 2) Maintain litter free public housing communities
- 3) Maintain average response time to tenant-generated work orders to two (2) workdays or less
- 4) Maintain the required obligation rate for Capital Grant program funds
- 5) Provide for concentrated code enforcement activities surrounding eastside public housing communities
- 6) Maintain the current level of resident satisfaction with living conditions in public housing
- 7) Continue to implement the Violence Against Women Act of 1994 amendments addressing the housing needs of victims of domestic violence, dating violence, sexual assault, and stalking.

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

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

Objectives:

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

**Enhance self-sufficiency of public housing/Section 8 residents and promote a greater sense of community among residents**

- 1) Increase the ratio of public housing and Section 8 residents who have employment as a source of income.
- 2) Continue the HomePLUS program at Schmid Towers, Friendship Apartments, and Ostrow Apartments
- 3) Increase the number of Section 8 recipients who participate in self-sufficiency strategies.
- 4) Work with residents to improve the image of public housing
- 5) Offer flat rent schedule that reflects the market rental value of units based on size, condition, and location.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

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

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

- 1) Provide written information to public housing/Section 8 residents concerning housing discrimination
- 2) Provide current training/information to development managers on fair housing issues
- 3) Continue cooperative effort with the City of Erie to identify and impact on identified impediments to fair housing
- 4) Continue efforts to remove accessibility barriers at all HACE communities, offices, and non-dwelling facilities as identified in the HACE Physical Needs Assessment, completed in the summer of 2007

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of Erie (HACE) Annual Plan provides a summary of the programs, operations, and clients assisted by the agency, as well as a description of major initiatives to be undertaken during the Annual Plan year. The Annual Plan makes public the financial and collaborative resources leveraged by HACE to deliver high quality housing and economic self-sufficiency services to the low-income population of the City of Erie. The Plan informs the public, through a series of public meetings and Resident Advisory Board meetings, some of the unique challenges facing the agency. Where possible, HACE has suggested approaches to these challenges, and shares these initiatives with a cross-section of community leaders, residents, and members of the Resident Advisory board.

**Highlights**

- HACE continues its efforts to increase the occupancy rate in its Public Housing Program and, at the same time, achieve a utilization rate of 99% in the Section 8 Housing Choice Voucher program. During the period 10/1/06 through 9/30/07, the number of public housing units under lease decreased slightly, largely because of the need to reserve units for handicap accessibility renovations and tenant transfers. In the 2008 Annual Plan, the Authority will air condition family units to make these units more competitive in the Erie rental market, and to eliminate a major safety factor (blocked egress) due to the proliferation of window air conditioners.

- ❑ During the period 10/1/06 to 9/30/07, the number of units under contract in the Section 8 Housing Choice Voucher program was substantially reduced due to the HUD reduction in Section 8 Contract authority (funding). The Authority was forced to reduce the number of families being assisted under the Section 8 Housing choice Voucher Program from 1,010 at 10/1/06 to 842 at 9/30/07, and to close the waiting list for Section 8 applicants in early 2007. As a result of the recent partial restoration of Section 8 subsidies, HACE has begun issuance of new vouchers to families on its existing waiting list.
- ❑ HACE has dramatically improved its obligation and expenditure rates for the Capital Fund program. HACE has obligated 100% of its fund entitlements for the 2004 and 2005 Capital Fund Program years, and has obligated 39% of its 2006 entitlement.
- ❑ HACE has completed renovations on 93 units of accessible housing for persons with disabilities. In addition, 14 new construction accessible units will be completed in November 2007, bringing the total accessible inventory to 107 units. One additional scattered site unit is scheduled for completion by mid-summer of 2008. When completed, the accessible unit inventory will be 108 units, or slightly in excess of the HUD-required 5% of the 1,858 public housing units available.
- ❑ HACE has received HUD approval to increase the Section 8 Fair Market Rent (FMR) to 120% of the current FMR in cases where the increase in rent is needed by the landlord in order to provide accessibility features to persons with disabilities.
- ❑ HACE will continue to be an active participant in the Mayor's Roundtable on Disabilities. This group focuses on developing a strategic plan to address the issues of homeownership opportunities, predatory lending practices, zoning barriers, and the lack of accessible rental units in the City of Erie.
- ❑ HACE has developed a Rental Integrity Monitoring program designed to assure that rent determinations made by HACE staff are timely, accurate, and fair to our residents. The program will also attempt to reduce the incidences of errors in the rent determination process, and will provide for better third-party verification of tenant information.
- ❑ HACE staff, working in conjunction with a housing consultant, has prepared revisions to the Public Housing Admission and Occupancy Policy, as well as to the Section 8 Housing Choice Voucher Administrative Plan. These plan revisions incorporate recent HUD regulations, including the provisions of the Quality Housing and Work Responsibility Act of 1998 (QHWRA). These updated plans were approved and adopted by the HACE Board at their November 2003 meeting, and are reviewed for compliance with HUD regulations on an on-going basis.

- ❑ HACE will continue its efforts to revitalize neighborhoods surrounding its public housing communities through a program of acquisition, blight clearance, and site improvements, and code enforcement.
- ❑ HACE has implemented a concentrated code enforcement program in cooperation with the City of Erie in neighborhoods surrounding HACE's Eastside public housing communities. A full-time code enforcement officer has been assigned to enforce property maintenance, building, housing, and fire codes in these designated target areas. During the period January 1, 2007 through August 31, 2007, a total of 125 new code violation cases were opened, 37 cases were abated, and 4 property owners were cited. A total of 513 code inspections were made during this period, and 56 referrals were made to other agencies for assistance to property owners.
- ❑ HACE continues its partnership with the Greater Erie Industrial Development Corporation (GEIDC) in an effort to develop and market a reclaimed environmental Superfund site in the vicinity of Harbor Homes and Harbor Homes Annex. After property acquisition and site clean-up, HACE and GEIDC worked cooperatively in 2004 to assemble land parcels for light industrial/manufacturing use. In October 2006, Paragon Printing Systems, Inc. was welcomed as the first business to relocate to the Joyce A. Savocchio Industrial Park. HACE, in partnership with Paragon Industries and future businesses at this Park, will provide job training and employment opportunities for residents of the nearby public housing communities. The Authority will partner with other prospective businesses interested in this location, and who are willing to hire public housing residents.
- ❑ HACE initiated a Section 8 Family Self-Sufficiency program in October 2004, and has 43 participants enrolled as of October 17, 2007. As of this date, one family has graduated from the program, one family is pending graduation, and twelve families have established escrow savings accounts with balances ranging from \$65.00 to \$8,169.00.
- ❑ HACE has developed a site located at E. 14<sup>th</sup> and Parade Streets, adjacent to HACE's C. Ted Dombrowski Section 8 elderly development. HACE developed a mixed-use commercial/residential development which features homeownership opportunities for eligible residents of public housing and Section 8. This project has been undertaken as part of the renewal of the Parade Street area. All six residential units have been sold. One residential unit has been sold to a public housing resident. Direct marketing efforts will continue to attract buyers for two commercial spaces on the ground floor level.
- ❑ HACE proposes to increase the availability of accessible units under the Section 8 Housing Choice Voucher program through continued landlord education and outreach.

- ❑ HACE has completed a physical needs assessment (PNA) of each of its developments in 2007 to serve as a framework for future capital needs planning and accessibility improvements. EMG, a consulting firm from Hunt Valley, Maryland, conducted the assessment of all HACE developments in February, 2007 and issued the final report in August, 2007. The report also identified accessibility deficiencies in common areas such as service buildings, offices, parking areas, playgrounds, and walkways so that these items could be addressed in future capital work schedules. The items in this report are being addressed in current construction contracts awarded under Project “E1”, as well as under Project “E2” which will be advertised for bids in early 2008.
  
- ❑ HACE has adopted a revised flat rent schedule for use at all its developments, effective April 1, 2005. The flat rent is based on the market rent charged for comparable units in the private unassisted rental market, and is designed to encourage self-sufficiency and to avoid creating disincentives for continued residency by families who are attempting to become economically self-sufficient. A review of this flat rent schedule will be scheduled for the 2008 program year.
  
- ❑ HACE has completed the identification of eight (8) Asset Management Project (AMP) groups required by recent HUD regulations. This method of project based accounting will combine 14 HACE development into 8 AMPs, each with the responsibility for administration, management, maintenance, and budgeting. Final implementation of this program is scheduled for April 1, 2008.
  
- ❑ HACE has negotiated a contract with Rocket Broadband to add 14 new television channels to the existing Master Antenna System at 4 elderly developments. This action will provide additional programs such as the Discovery Channel, Animal Planet, American Movie Classics, and other channels of interest to the elderly, at no cost to the resident. HACE will also use this amenity as a marketing tool to attract additional applicants to its senior buildings.
  
- ❑ HACE has given proper notice to residents of public housing of its intent to adopt a change in the Residential Dwelling Lease pertaining to methods of resident notification. Specifically, the proposed lease amendment will permit First Class Mail to be used as a method of resident notification of a lease termination or other adverse action. This lease amendment is expected to be approved at the Authority’s December 2007 Board meeting.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (A)
- FY 2008 Capital Fund Program Annual Statement (B)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

- List of Resident Advisory Board Members (C)
- List of Resident Board Member (D)
- Community Service Description of Implementation (E)
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart (F)
- FY 2008-2012 Capital Fund Program 5 Year Action Plan (G)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (H)
- Other (List below, providing each attachment name)

- PHA Pet Policies and Procedures (I)
- Progress Report on Five-Year Plan Submission and Goals (J)
- Performance Report – Capital Fund 2004 (K)
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- Performance Report – Capital Fund 2006 (M)
- Performance Report – Capital Fund 2007 (N)
- Definition of Significant Amendment (O)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| <b>List of Supporting Documents Available for Review</b> |  |                                  |
|--|--|----------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Applicable Plan Component</b> |
| X  | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations   | 5 Year and Annual Plans          |
| X  | State/Local Government Certification of Consistency with the Consolidated Plan   | 5 Year and Annual Plans          |
| X  | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans          |
| X  | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction   | Annual Plan: Housing Needs       |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                             |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan: Financial Resources;                            |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]  | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public Housing Deconcentration and Income Mixing Documentation:<br>1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and<br>2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public housing rent determination policies, including the methodology for setting public housing flat rents<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Rent Determination                              |
| X  | Schedule of flat rents offered at each public housing development<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Rent Determination                              |
| X  | Section 8 rent determination (payment standard) policies<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Rent Determination                              |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)  | Annual Plan: Operations and Maintenance                      |
| X  | Public housing grievance procedures<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Grievance Procedures                            |
| X  | Section 8 informal review and hearing procedures<br><input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan   | Annual Plan: Grievance Procedures                            |
| X  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year  | Annual Plan: Capital Needs                                   |
| X  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant   | Annual Plan: Capital Needs                                   |
| X  | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)  | Annual Plan: Capital Needs                                   |

| <b>List of Supporting Documents Available for Review</b> |   |   |
|--|---|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Applicable Plan Component</b>                  |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing                               | Annual Plan: Capital Needs                        |
|  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition           |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans)   | Annual Plan: Designation of Public Housing        |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act     | Annual Plan: Conversion of Public Housing         |
|  | Approved or submitted public housing homeownership programs/plans   | Annual Plan: Homeownership                        |
|  | Policies governing any Section 8 Homeownership program<br><input type="checkbox"/> check here if included in the Section 8 Administrative Plan  | Annual Plan: Homeownership                        |
| X  | Any cooperative agreement between the PHA and the TANF agency   | Annual Plan: Community Service & Self-Sufficiency |
| X  | FSS Action Plan/s for public housing and/or Section 8   | Annual Plan: Community Service & Self-Sufficiency |
|  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports  | Annual Plan: Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)                       | Annual Plan: Safety and Crime Prevention          |
| X  | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit                         |
|  | Troubled PHAs: MOA/Recovery Plan  | Troubled PHAs                                     |
| X  | Voluntary Conversion Required Initial Assessment  | Annual Plan                                       |
| X  | HACE Pet Policy and Procedures  | Annual Plan                                       |

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

| Housing Needs of Families in the Jurisdiction<br>by Family Type |         |                |        |         |                |      |           |
|---|---------|----------------|--------|---------|----------------|------|-----------|
| Family Type   | Overall | Afford-ability | Supply | Quality | Access-ibility | Size | Loca-tion |
| Income <= 30% of AMI  | 2904    | 4              | 3      | 4       | 4              | N/A  | N/A       |
| Income >30% but <=50% of AMI                                    | 1880    | 3              | 3      | 4       | 2              | N/A  | N/A       |
| Income >50% but <80% of AMI                                     | 479     | 2              | 3      | 4       | 2              | N/A  | N/A       |
| Elderly   | 1529    | 3              | 3      | 4       | 4              | N/A  | N/A       |
| Families with Disabilities                                      | 1222    | 3              | 4      | 4       | 4              | N/A  | N/A       |
| White   | 5193    | 3              | 3      | 4       | N/A            | N/A  | N/A       |
| Afro-American   | 1401    | 3              | 3      | 4       | N/A            | N/A  | N/A       |
| Hispanic  | 471     | 3              | 3      | 4       | N/A            | N/A  | N/A       |
| American Indian, Alaskan, Aleut                                 | 18      | 3              | 3      | 4       | N/A            | N/A  | N/A       |
| Asian/Pacific Islander  | 0       | 3              | 3      | 4       | N/A            | N/A  | N/A       |
| Other   | 154     | 3              | 3      | 4       | N/A            | N/A  | N/A       |

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:

Other sources: (list and indicate year of information)

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

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

| Housing Needs of Families on the Waiting List  |               |                     |                 |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one)  |               |                     |                 |
| <input type="checkbox"/> Section 8 tenant-based assistance                                       |               |                     |                 |
| <input checked="" type="checkbox"/> Public Housing   |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing                                   |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) |               |                     |                 |
| If used, identify which development/subjurisdiction:   |               |                     |                 |
|  | # of families | % of total families | Annual Turnover |
| Waiting list total   | 154           |                     |                 |
| Extremely low income <=30% AMI   | 102           | 6.23%               |                 |
| Very low income (>30% but <=50% AMI)   | 41            | 26.62%              |                 |
| Low income (>50% but <80% AMI)   | 11            | 7.14%               |                 |
| Families with children   | 62            | 40.26%              |                 |
| Elderly families   | 31            | 20.13%              |                 |
| Families with Disabilities   | 29            | 18.83%              |                 |
| White  | 105           | 68.18%              |                 |
| African-American   | 47            | 30.52%              |                 |
| Asian/Pacific Islander   | 0             | 0                   |                 |
| Non-Hispanic   | 131           | 85.06%              |                 |
| Hispanic   | 22            | 14.29%              |                 |

| Housing Needs of Families on the Waiting List   |    |        |  |
|---|----|--------|--|
| Characteristics by Bedroom Size (Public Housing Only)   |    |        |  |
| 1BR   | 78 | 50.65% |  |
| 2 BR  | 59 | 38.31% |  |
| 3 BR  | 14 | 9.09%  |  |
| 4 BR  | 2  | 1.30%  |  |
| 5 BR  | 1  | 0.65%  |  |
| 5+ BR   | 0  | 0      |  |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  |    |        |  |
| If yes:   |    |        |  |
| How long has it been closed (# of months)?  |    |        |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes   |    |        |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |    |        |  |

| Housing Needs of Families on the Waiting List  |               |                     |                 |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one)  |               |                     |                 |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance                            |               |                     |                 |
| <input type="checkbox"/> Public Housing  |               |                     |                 |
| <input type="checkbox"/> Combined Section 8 and Public Housing                                   |               |                     |                 |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) |               |                     |                 |
| If used, identify which development/subjurisdiction:   |               |                     |                 |
|  | # of families | % of total families | Annual Turnover |
| Waiting list total   | 2663          |                     |                 |
| Extremely low income <=30% AMI   | 2459          | 92.34%              |                 |
| Very low income (>30% but <=50% AMI)   | 182           | 6.83%               |                 |
| Low income (>50% but <80% AMI)   | 21            | 0.79%               |                 |
| Families with children   | 1321          | 49.61%              |                 |
| Elderly families   | 127           | 4.77%               |                 |
| Families with Disabilities   | 260           | 9.76%               |                 |

| <b>Housing Needs of Families on the Waiting List</b>   |      |        |  |
|--|------|--------|--|
| White  | 1624 | 60.98% |  |
| African-American   | 810  | 30.42% |  |
| Asian/Pacific Islander   | 10   | 0.38%  |  |
| Non-Hispanic   | 2113 | 79.35% |  |
| Hispanic   | 210  | 7.89%  |  |
|  |      |        |  |
| Characteristics by Bedroom Size (Section 8 Only)   |      |        |  |
| 1BR  | 1241 | 46.60% |  |
| 2 BR   | 933  | 35.04% |  |
| 3 BR   | 388  | 14.57% |  |
| 4 BR   | 84   | 3.15%  |  |
| 5 BR   | 11   | 0.41%  |  |
| 5+ BR  | 2    | 0.08%  |  |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes   |      |        |  |
| If yes:  |      |        |  |
| How long has it been closed (# of months)? 6 months  |      |        |  |
| Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes   |      |        |  |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |      |        |  |

### **C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Monthly monitoring of Section 8 Housing Choice Voucher program to insure full program utilization within budget constraints of Section 8 contract authority.

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

Select all that apply

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

Use of Section 8 Administrative Fee Reserve for families in the Housing Choice Voucher program who would otherwise lose their housing assistance due to any reduction in budget authority (funding).

Use of Capital Funds for development of Master Plan and related acquisition/development activities in the neighborhoods adjacent to HACE's eastside public housing developments.

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

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

Select all that apply

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

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

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

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

Continuation of work with advocacy groups to educate landlords about accessibility standards and to encourage participation in the Section 8 Housing Choice Voucher program.

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

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

Select if applicable

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

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

Select all that apply

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

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

HACE continues its efforts to modernize its developments and improve the desirability of its housing units in an effort to compete with the private rental market, specifically by adding air conditioning to our family units.

HACE has obtained approval from HUD to utilize Section 8 Housing Choice Vouchers at the locally-owned, but affordable, Erie Heights development. HACE also offers a “finder’s fee” for current residents and landlords who refer applicants and other landlords to the Authority’s public housing and Section 8 programs.

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                              |                   |                     |
|---|-------------------|---------------------|
| <b>Sources</b>  | <b>Planned \$</b> | <b>Planned Uses</b> |
| <b>1. Federal Grants (FY 2007 grants)</b>   |                   |                     |
| a) Public Housing Operating Fund  | \$5,237,199       |                     |
| b) Public Housing Capital Fund  | \$3,762,920       |                     |
| c) HOPE VI Revitalization   |                   |                     |
| d) HOPE VI Demolition   |                   |                     |
| e) Annual Contributions for Section 8 Tenant-Based Assistance                         | \$5,086,644       |                     |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) |                   |                     |
| g) Resident Opportunity and Self-Sufficiency Grants                                   |                   |                     |
| h) Community Development Block Grant  |                   |                     |
| i) HOME   |                   |                     |
| Other Federal Grants (list below)   |                   |                     |
| Section 8 New Construction  | \$ 153,130        | Operations          |
| <b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>             |                   |                     |

| <b>Financial Resources:<br/>Planned Sources and Uses</b>                 |                     |   |
|--|---------------------|---|
| <b>Sources</b>   | <b>Planned \$</b>   | <b>Planned Uses</b>                               |
| Capital Fund 2006  | \$2,153,677         | Modernization,<br>Acquisition, and<br>Development |
|  |                     |   |
|  |                     |   |
| <b>3. Public Housing Dwelling Rental<br/>Income</b>                      | \$4,520,800         | Operations  |
|  |                     |   |
|  |                     |   |
|  |                     |   |
| <b>4. Other income (list below)</b>                                      |                     |   |
| Excess utilities, non-dwelling rent,<br>interest income and other income | \$642,940           | Operations  |
| Public Housing Reserves  | \$228,075           | Operations  |
| <b>5. Non-federal sources (list below)</b>                               |                     |   |
| Erie Heights   | \$705,020           | Operations  |
| Curry/Schell   | \$287,730           | Operations  |
| Section 8 New Construction   | \$174,010           | Operations  |
| New Development  | \$ 33,281           | Operations  |
| <b>Total Resources</b>   | <b>\$22,985,426</b> |   |
|  |                     |   |
|  |                     |   |

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (2 months)
- Other: (describe)

Due to the relatively small numbers of persons on the waiting list, the HACE verifies the eligibility of the applicants within two (2) months of initial application.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

The HACE utilizes credit reports to assess the financial responsibility of the applicant.

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One - Hardship provisions may apply, which would allow the applicant to hold onto their position on the waiting list upon proper documentation to HACE.
  - Two
  - Three or More
- b.  Yes  No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:  
In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
  - Overhoused

- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

- Transfers are permitted pursuant to grievance hearing decisions.

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- Elderly/disabled singles preference.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

- 1 Residents who live and/or work in the jurisdiction
- 1 Working families and those unable to work because of ag or disability
- 1 Elderly/disabled singles
- 2 All other applicants by date and time of application

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

- Elderly/disabled singles preference

4. Relationship of preferences to income targeting requirements:

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

### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

- HACE website – [www.hace.org](http://www.hace.org) includes all HACE policies

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

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

**(6) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

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

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity  
 Other (describe below)

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None  
 Federal public housing  
 Federal moderate rehabilitation  
 Federal project-based certificate program  
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If an applicant needs an extension of time beyond the standard 60-day period to secure an approvable Section 8 unit, a written request for said extension and justification for the request must be submitted to the Executive Director for consideration.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

A preference will be given to families who reside in the City of Erie, have a child under the age of 6, and qualify for participation in the Erie Redevelopment Authority's Lead Safe Housing Program.

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

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

A preference will be given to families who reside in the City of Erie, have a child under the age of 6, and qualify for participation in the Erie Redevelopment Authority's Lead Safe Housing Program.

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

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

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

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

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

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

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

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

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

Section 8 Administrative Plan for the Project Based Assistance Program

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

- Through published notices
- Other (list below)

The application intake, tenant selection, and recertification functions for this program are administered by Community Shelter Services

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

- \$0  
 \$1-\$25  
 \$26-\$50

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

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

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

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

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

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

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

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

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

HACE deducts FICA, State, local taxes, and costs for unreimbursed health insurance deducted from the participants' gross income. Generally, this amounts to an 11.45% deduction for working residents, plus unreimbursed health insurance premiums.

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - Other (list/describe below)

Based upon an analysis of the Erie rental market performed by a consultant, the HACE Board adopted a revised flat rent schedule for its public housing developments in 2005.

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

- a. What is the PHA’s payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
  - 100% of FMR
  - Above 100% but at or below 110% of FMR
  - Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- FMRs are adequate to ensure success among assisted families in the PHA’s segment of the FMR area

- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

- \$0
- \$1-\$25
- \$26-\$50

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

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached as Attachment F.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

| <b>Program Name</b>   | <b>Units or Families Served at Year Beginning</b> | <b>Expected Turnover</b> |
|---|---|--------------------------|
| Public Housing  | 1750  | 300                      |
| Section 8 Vouchers  | 985   | 90                       |
| Section 8 Certificates  | 0   | 0                        |
| Section 8 Mod Rehab   | 50  | 20                       |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | N/A   | N/A                      |
| Public Housing Drug Elimination Program (PHDEP)                     | N/A   | N/A                      |
|   |   |                          |
|   |   |                          |
| Other Federal Programs(list individually)                           |   |                          |
| Section 8 New Construction  | 33  | 3                        |
|   |   |                          |

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management:

- HACE Admission and Occupancy Policy
- Rental Lease Agreement and Tenant Handbook

- HACE Maintenance Operations Manual

(2) Section 8 Management:

- Section 8 Administrative Plan
- Project Based Assistance (PBA) Program Guide
- Section 8 Landlord Guide

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

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

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

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

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

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (B)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (G)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway

- Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

- Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

- Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description One (1) scattered site (Project 13-17) will be disposed of to Gannon University because it is located in the middle of their campus. The single family unit on this site will be relocated to another Authority-owned property, if feasible.

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

| <b>Demolition/Disposition Activity Description</b>   |
|--|
| 1a. Development name: Scattered Sites<br>1b. Development (project) number: PA 13-17  |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input checked="" type="checkbox"/>   |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input checked="" type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: <u>(March 2008)</u>  |
| 5. Number of units affected: One   |
| 6. Coverage of action (select one)<br><input checked="" type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |
| 7. Timeline for activity:<br>a. Actual or projected start date of activity: March 2008<br>b. Projected end date of activity: December 2008   |

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

| <b>Designation of Public Housing Activity Description</b>  |
|--|
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. Designation type:<br>Occupancy by only the elderly <input type="checkbox"/><br>Occupancy by families with disabilities <input type="checkbox"/><br>Occupancy by only elderly families and families with disabilities <input type="checkbox"/> |
| 3. Application status (select one)<br>Approved; included in the PHA’s Designation Plan <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/>                          |
| 4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)  |
| 5. If approved, will this designation constitute a (select one)<br><input type="checkbox"/> New Designation Plan<br><input type="checkbox"/> Revision of a previously-approved Designation Plan?   |
| 6. Number of units affected:   |
| 7. Coverage of action (select one)   |

|  |
|--|
| <input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development |
|--|

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

| <b>Conversion of Public Housing Activity Description</b>   |   |
|--|---|
| 1a. Development name:  |   |
| 1b. Development (project) number:  |   |
| 2. What is the status of the required assessment?  | <input type="checkbox"/> Assessment underway<br><input type="checkbox"/> Assessment results submitted to HUD<br><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)<br><input type="checkbox"/> Other (explain below)   |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.) |   |
| 4. Status of Conversion Plan (select the statement that best describes the current status)   | <input type="checkbox"/> Conversion Plan in development<br><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)<br><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway |

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

| <b>Public Housing Homeownership Activity Description<br/>(Complete one for each development affected)</b> |   |
|---|---|
| 1a. Development name:   |   |
| 1b. Development (project) number:   |   |
| 2. Federal Program authority:   | <input type="checkbox"/> HOPE I<br><input type="checkbox"/> 5(h)<br><input type="checkbox"/> Turnkey III<br><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)     |
| 3. Application status: (select one)   | <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program<br><input type="checkbox"/> Submitted, pending approval<br><input type="checkbox"/> Planned application |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission:<br>(DD/MM/YYYY)        |   |
| 5. Number of units affected:  |   |
| 6. Coverage of action: (select one)   | <input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development  |

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

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

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- Employment as source of income, or disabled
- Two (2) year employment history, or disabled
- Favorable credit history
- Completion of credit and budget counseling classes

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (1)]

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

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

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 10/27/03

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

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

- Voluntary Vendor Payment Program
- Emergency Shelter Allowance Program
- Child Care

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

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

| <b>Services and Programs</b>                                       |                   |   |  |   |
|--|-------------------|---|--|---|
| Program Name & Description<br>(including location, if appropriate) | Estimated<br>Size | Allocation<br>Method<br>(waiting<br>list/random | Access<br>(development office /<br>PHA main office /<br>other provider name) | Eligibility<br>(public housing or<br>section 8<br>participants or |
|  |                   |   |  |   |

|  |        | selection/specific criteria/other) |   | both)                     |
|--|--------|------------------------------------|---|---------------------------|
| Credit/Budget Counseling   | 50/yr  | Referral, outreach                 | Martin Luther King Center                       | Public Housing, Section 8 |
| John E. Horan Garden Apartments Children's Library and Cultural Center | 300/yr | Walk-in, outreach                  | YMCA of Greater Erie/Erie County Public Library | Public Housing            |
| Summer Employment  | 30/yr  | Application                        | HACE  | Public Housing, Section 8 |
|  |        |                                    |   |                           |
| English as a Second Language   | 200/yr | Walk-in, referral                  | Northwest Tri-County Intermediate Unit          | Public Housing            |
| John E. Horan Garden Apartments Education Center (Adult Education)     | 150/yr | Walk-in, referral                  | Northwest Tri-County Intermediate Unit          | Public Housing            |
| Casework Services/Refugees   | 75/yr  | Walk-in, referral                  | MHEDS   | Public housing            |
| John E. Horan Garden Apartments Child Care                             | 25/yr  | Waiting List, working families     | Early Connections                               | Public Housing            |
|  |        |                                    |   |                           |
| John E. Horan Garden Apartments YMCA Kids Club                         | 554/yr | Walk-ins                           | YMCA of Greater Erie                            | Public Housing Youth      |
|  |        |                                    |   |                           |
| Summer Food Program  | 140/yr | Open to all youth                  | Northwest Tri-County Intermediate Unit          | Public Housing Youth      |
| Head Start Early Intervention  | 60/yr  | Waiting list – children            | Head Start/GECAC                                | Public Housing Youth      |
| Housing Authority Summer Porta-Pool Program                            | 110/yr | Open to all youth                  | YMCA of Greater Erie                            | Public Housing Youth      |
| Bird Drive/Agnes Priscaro Apartments Summer Recreation Programs        | 150/yr | Open to all youth                  | YMCA of Greater Erie                            | Public Housing Youth      |
| Pineview/Erie Heights YMCA Kids Club                                   | 200/yr | Waiting list and walk-ins          | YMCA of Greater Erie                            | Public Housing Youth      |
| On-Site Domestic Abuse Service Coordinator                             | 75/yr  | Walk-ins and requested service     | SAFENET   | Public Housing            |
| Scholarship and Academic Incentives                                    | 75/yr  | Academic Achievement               | HACE  | Public Housing Youth      |
| Youth Sports Teams and Scouting  | 350/yr | Open to all youth                  | HACE/Boy Scouts/Girl Scouts/JFK Center          | Public Housing Youth      |
| Crime Victim Program   | 100/yr | Residents in danger of retaliation | HACE/HUD OIG/Crime Victim Center                | Public Housing            |
| Welfare-to-Work Quality of Life Learning Center                        | 175/yr | Waiting list                       | HACE/Quality of Life Learning Center            | Public Housing            |
| HOMEPLUS Program   | 400/yr | Senior residents                   | Greater Erie Community Action Committee         | Public Housing            |
| Lake Erie School of Osteopathic Medicine (LECOM)                       | 120/yr | Walk-in youth                      | YMCA Youth Center                               | Public Housing Youth      |
| Gannon University School of Nursing                                    | 250/yr | Walk-in and recruitment            | Gannon Nursing Center                           | Public housing            |
| Children's Library –   | 250/yr | Walk-in                            | HACE/YMCA/                                      | Public Housing            |

|   |        |                                  |  |                      |
|---|--------|----------------------------------|--|----------------------|
| Pineview/Erie Heights   |        |                                  | LECOM/Erie County Public Library   |                      |
| Mentoring Programs  | 125/yr | Referral, walk-in                | HACE/City of Erie Millcreek Golf and Recreation/ Bayfront Center for Maritime Studies/ PA Fish & Boat Commission/SONS of Lake Erie | Public housing       |
| Erie County 4-H Clubs   | 40/yr  | Referral, walk-in                | Erie County Cooperative Extension  | Public Housing Youth |
| Environmental Studies   | 20/yr  | Referral, walk-in                | EARTHFORCE   | Public housing Youth |
| HACE Special Events (Family and Senior Picnics, Meet Your Neighbor Day) | 2500   | Open to all residents            | Authority-wide   | Public Housing       |
|   |        |                                  |  |                      |
| Section 8 Family Self-Sufficiency Program                               | 50/yr  | All eligible Section 8 residents | Greater Erie Community Action Committee  | Section 8            |
| Erie Tenant Council Food Pantry   | 200/yr | Referral, walk-in                | Erie Tenant Council, Second Harvest Food Bank/HACE Interagency Team  | Public housing       |

**(2) Family Self Sufficiency program/s**

a. Participation Description

| Family Self Sufficiency (FSS) Participation |   |   |
|---|---|---|
| Program                                     | Required Number of Participants (start of FY 2007 Estimate) | Actual Number of Participants (As of: 10/01/07) |
| Public Housing                              | N/A   | N/A   |
| Section 8                                   | 74  | 41  |

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

If no, list steps the PHA will take below:

- Stronger recruitment efforts for Section 8 participants
- Incentives developed with the Erie County Workforce Program
- Active involvement by members of the FSS Coordinating Committee

### C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

|  |
|--|
| <b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b> |
|--|

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

John E. Horan Garden Apartments    Harbor Homes    Harbor Homes Annex  
Lake City Dwellings                      Bird Drive

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

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

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

Implementation of the Violence Against Women Act of 1994 amendments addressing the housing needs of domestic violence, dating violence, sexual assault, and stalking.

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

John E. Horan Garden Apartments    Harbor Homes    Harbor Homes Annex  
Lake City Dwellings    Bird Drive    Pineview    Agnes R. Priscaro Apts.

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

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

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

Other activities (list below)

- Weed and Seed Program
- Combined patrols with County probation officers
- Bicycle patrols

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

John E. Horan Garden Apartments    Harbor Homes    Harbor Homes Annex  
Bird Drive

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

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
  
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (H)
  - Provided below:
  
3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments  
List changes below:
  - Other: (list below)
  
- All comments were discussed with the Resident Advisory Board at the Agency Plan meetings, as documented in the meeting minutes.

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
  
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
  - Candidates were nominated by resident and assisted family organizations
  - Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)
  
- The resident Board member is appointed by the Mayor of the City of Erie in accordance with enabling legislation in the Commonwealth of Pennsylvania.
  
- b. Eligible candidates: (select one)
  - Any recipient of PHA assistance
  - Any head of household receiving PHA assistance

- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Erie, Pennsylvania
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

- Modernization of public housing units
- Support services for public housing residents
- Real estate acquisition/blight clearance
- Code enforcement activity in neighborhoods surrounding eastside public housing developments
- Handicap accessibility improvements to residential units and community facilities
- Increased homeownership opportunities

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- Remove elements of blight in residential neighborhoods through aggressive property maintenance and building code enforcement and through demolition of structures not suitable for rehabilitation
- Insure the stability of transitional neighborhoods undergoing rehabilitation and new construction activities through the provision of public improvements including streets, curbs, sidewalks, and recreational facilities.
- Stimulate new construction of single family housing through the assembly of building sites and the provision of below market construction financing
- Encourage the participation of local lending institutions through implementation of leveraging techniques
- Support of non-profit organizations involved in providing rental assistance to persons with special needs
- Provide housing opportunities for first-time low income homebuyers (Parade Street; American Dream Downpayment Assistance Program)
- Provide assistance to the homeless shelters and transitional living facilities, including those that serve the special needs population.
- Preserve and expand the supply of affordable housing through acquisition in conjunction with rehabilitation and/or new construction
- Provide city support to, and partner with, the Housing Authority of the City of Erie in its efforts to provide employment training, career development, and job growth opportunities for all residents

The City of Erie has provided its support of the HACE 2008 Agency Plan through a letter of compliance with the City's Consolidated Plan.

#### **D. Other Information Required by HUD**

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

## **Attachments**

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

Attachment A – Admissions Policy for Deconcentration

Attachment B – FY 2008 Capital Fund Annual Statement

Attachment C – List of Resident Advisory Board Members

Attachment D – List of Resident Governing Board Members

Attachment E – Community Service Description of Implementation

Attachment F – PHA Management Organizational Chart

Attachment G – FY 2008-2012 Capital Fund Program 5-Year Action Plan

Attachment H – Comments of Resident Advisory Board

Attachment I – PHA Pet Policy and Procedures

Attachment J – Progress Report on Five-Year Plan Goals

Attachment K – Performance Report – Capital Fund 2004

Attachment L – Performance Report – Capital Fund 2005

Attachment M – Performance Report – Capital Fund 2006

Attachment N – Performance Report – Capital Fund 2007

Attachment O – Performance Report – Capital Fund 2006

Attachment P – Definition of Significant Amendment

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

| Line No. | Summary by Development Account                            | Total Estimated Cost |
|----------|---|----------------------|
| 1        | Total Non-CGP Funds                                       |                      |
| 2        | 1406 Operations   |                      |
| 3        | 1408 Management Improvements                              |                      |
| 4        | 1410 Administration                                       |                      |
| 5        | 1411 Audit  |                      |
| 6        | 1415 Liquidated Damages                                   |                      |
| 7        | 1430 Fees and Costs                                       |                      |
| 8        | 1440 Site Acquisition                                     |                      |
| 9        | 1450 Site Improvement                                     |                      |
| 10       | 1460 Dwelling Structures                                  |                      |
| 11       | 1465.1 Dwelling Equipment-Nonexpendable                   |                      |
| 12       | 1470 Nondwelling Structures                               |                      |
| 13       | 1475 Nondwelling Equipment                                |                      |
| 14       | 1485 Demolition   |                      |
| 15       | 1490 Replacement Reserve                                  |                      |
| 16       | 1492 Moving to Work Demonstration                         |                      |
| 17       | 1495.1 Relocation Costs                                   |                      |
| 18       | 1498 Mod Used for Development                             |                      |
| 19       | 1502 Contingency  |                      |
| 20       | <b>Amount of Annual Grant (Sum of lines 2-19)</b>         |                      |
| 21       | Amount of line 20 Related to LBP Activities               |                      |
| 22       | Amount of line 20 Related to Section 504 Compliance       |                      |
| 23       | Amount of line 20 Related to Security                     |                      |
| 24       | Amount of line 20 Related to Energy Conservation Measures |                      |

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

| Development<br>Number/Name<br>HA-Wide Activities | General Description of Major Work<br>Categories | Development<br>Account<br>Number | Total<br>Estimated<br>Cost |
|--|---|----------------------------------|----------------------------|
|  |   |                                  |                            |

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

| Development<br>Number/Name<br>HA-Wide Activities | All Funds Obligated<br>(Quarter Ending Date) | All Funds Expended<br>(Quarter Ending Date) |
|--|--|---|
|  |  |   |

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

| Optional 5-Year Action Plan Tables                                     |   |                     |                            |                                     |
|--|---|---------------------|----------------------------|-------------------------------------|
| Development Number   | Development Name (or indicate PHA wide) | Number Vacant Units | % Vacancies in Development |                                     |
|  |   |                     |                            |                                     |
| Description of Needed Physical Improvements or Management Improvements |   |                     | Estimated Cost             | Planned Start Date (HA Fiscal Year) |
|  |   |                     |                            |                                     |
| <b>Total estimated cost over next 5 years</b>                          |   |                     |                            |                                     |



**ATTACHMENT  
B**

# Annual Statement

Part I: Summary  
Capital Fund Program(CFP) 2008

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

|   |  |
|---|--|
| HA Name<br><b>Housing Authority of the City of Erie</b> | FFY of Grant Approval<br><b>FFY 2008</b> |
|---|--|

**Original Annual Statement**      \_\_\_ Reserve for Disasters/Emergencies      \_\_\_ Revised Annual Statement/Revision Number \_\_\_  
 \_\_\_ Performance and Evaluation Report for the Program Year Ending \_\_\_      \_\_\_ Final Performance and Evaluation Report

| Line No. | Summary by Development Account                                   | Total Estimated Cost |            | Total Actual Cost (2) |          |
|----------|--|----------------------|------------|-----------------------|----------|
|          |  | Original             | Revised(1) | Obligated             | Expended |
| 1        | <b>Total Non-CFP Funds</b>                                       | <b>0</b>             |            |                       |          |
| 2        | <b>1406 Operations</b>   | <b>0</b>             |            |                       |          |
| 3        | <b>1408 Management Improvements</b>                              | <b>752,584</b>       |            |                       |          |
| 4        | <b>1410 Administration</b>                                       | <b>37,470</b>        |            |                       |          |
| 5        | <b>1411 Audit</b>  | <b>0</b>             |            |                       |          |
| 6        | <b>1415 Liquidated Damages</b>                                   | <b>0</b>             |            |                       |          |
| 7        | <b>1430 Fees and Costs</b>                                       | <b>100,000</b>       |            |                       |          |
| 8        | <b>1440 Site Acquisition</b>                                     | <b>0</b>             |            |                       |          |
| 9        | <b>1450 Site Improvement</b>                                     | <b>183,500</b>       |            |                       |          |
| 10       | <b>1460 Dwelling Structures</b>                                  | <b>2,654,366</b>     |            |                       |          |
| 11       | <b>1465.1 Dwelling Equipment-Nonexpendable</b>                   | <b>0</b>             |            |                       |          |
| 12       | <b>1470 Nondwelling Structures</b>                               | <b>0</b>             |            |                       |          |
| 13       | <b>1475 Nondwelling Equipment</b>                                | <b>5,000</b>         |            |                       |          |
| 14       | <b>1485 Demolition</b>   | <b>0</b>             |            |                       |          |
| 15       | <b>1490 Replacement Reserve</b>                                  | <b>0</b>             |            |                       |          |
| 16       | <b>1495.1 Relocation Costs</b>                                   | <b>0</b>             |            |                       |          |
| 17       | <b>1498 Mod Used for Development</b>                             | <b>30,000</b>        |            |                       |          |
| 18       | <b>1502 Contingency (may not exceed 8% of line 16)</b>           | <b>0</b>             |            |                       |          |
| 19       | <b>Amount of Annual Grant (Sum of lines 2-18)</b>                | <b>3,762,920</b>     |            |                       |          |
| 20       | <b>Amount of line 19 Related to LBP Activities</b>               | <b>0</b>             |            |                       |          |
| 21       | <b>Amount of line 19 Related to Section 504 Compliance</b>       | <b>0</b>             |            |                       |          |
| 22       | <b>Amount of line 19 Related to Security</b>                     | <b>60,000</b>        |            |                       |          |
| 23       | <b>Amount of line 19 Related to Energy Conservation Measures</b> | <b>95,500</b>        |            |                       |          |

Signature of Executive Director and Date  
X

Signature of Public Housing Director/Office of Native American Programs Administrator and Date  
X

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

**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities               | General Description of Major Work Categories       | Development Account Number | Quantity  | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|-----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |           | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013001 Harbor Homes AMP Group #1</b><br>(224 units) | Install air conditioning in all units              | 1460                       | 224 units | 224,000              |             |                     |                    |                             |
|   | Raise furnace & hot water tank deck to floor level | 1460                       | 112 units | 85,614               |             |                     |                    |                             |
|   | Replace roofs                                      | 1460                       | 35,100 sf | 75,730               |             |                     |                    |                             |
|   | Relocate heat vents from ceiling to floor          | 1460                       | 224 units | 67,000               |             |                     |                    |                             |
|   | Install individual electric meters                 | 1460                       | 224 units | 44,000               |             |                     |                    |                             |
|   | Upgrade electric service                           | 1460                       | 224 units | 28,000               |             |                     |                    |                             |
|   | Replace toilet flanges                             | 1460                       | 224       | 25,000               |             |                     |                    |                             |
|   | Reseal and reline parking areas                    | 1450                       | lump sum  | 20,000               |             |                     |                    |                             |
|   | Replace ceilings                                   | 1460                       | 40 units  | 20,000               |             |                     |                    |                             |
|   | Replace kitchen lighting                           | 1460                       | 100       | 10,000               |             |                     |                    |                             |
|   | Replace sidewalks                                  | 1450                       | lump sum  | 10,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>                          |  |                            |           | <b>609,344</b>       | <b>0</b>    |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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(2) To be completed for the Performance and Evaluation Report.

**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                        | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013002<br/>Lake<br/>City<br/>AMP Group #2<br/>(40 units)</b> | Install air conditioning in all units        | 1460                       | 40 units | 40,000               |             |                     |                    |                             |
|  | Relocate heat vents from ceiling to floor    | 1460                       | 40 units | 35,000               |             |                     |                    |                             |
|  | Replace chain link fence                     | 1450                       | lump sum | 10,000               |             |                     |                    |                             |
|  | Upgrade electric service                     | 1460                       | 40 units | 8,000                |             |                     |                    |                             |
|  | Install individual electric meters           | 1460                       | 40 units | 5,000                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>                                   |  |                            |          | <b>98,000</b>        | <b>0</b>    |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table

Capital Fund Program (CFP) 2008

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

| Development Number/Name<br>HA-Wide Activities   | General Description of Major Work Categories | Development Account Number | Quantity  | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|-----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |           | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013003<br/>John E. Horan<br/>Garden<br/>Apartments<br/>AMP Group #3<br/>(428 units)</b> | Install air conditioning in all units        | 1460                       | 428 units | 428,000              |             |                     |                    |                             |
|   | Update electrical service                    | 1460                       | 428 units | 85,600               |             |                     |                    |                             |
|   | Install individual electric meters           | 1460                       | 428 units | 53,500               |             |                     |                    |                             |
|   | Refinish kitchen cabinet doors               | 1460                       | 100 units | 30,000               |             |                     |                    |                             |
|   | Renovate social services offices             | 1460                       | 5 offices | 20,000               |             |                     |                    |                             |
|   | Replace security windows                     | 1460                       | 5 bldgs   | 20,000               |             |                     |                    |                             |
|   | Replace hardwood floors                      | 1460                       | 10 units  | 10,000               |             |                     |                    |                             |
|   | Replace tub surrounds                        | 1460                       | 10 units  | 10,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>  |  |                            |           | <b>657,100</b>       |             |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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form HUD-52837 (10/95)

ref. Handbook 7485.3

**Annual Statement**

Part II: Supporting Table

Capital Fund Program (CFP) 2008

**U.S. Department of Housing  
and Urban Development**

Office of Public and Indian Housing

| Development Number/Name<br>HA-Wide Activities                              | General Description of Major Work Categories         | Development Account Number | Quantity  | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|-----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |           | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013004<br/>Harbor Homes Annex<br/>AMP Group #1<br/>(122 units)</b> | Update apartment wiring system                       | 1460                       | 122 units | 150,047              |             |                     |                    |                             |
|  | Install air conditioning in all units                | 1460                       | 122 units | 122,000              |             |                     |                    |                             |
|  | Update electric service                              | 1460                       | 122 units | 54,400               |             |                     |                    |                             |
|  | Move heat ducts from ceiling to floor in living room | 1460                       | 122 units | 30,500               |             |                     |                    |                             |
|  | Replace flooring E. F. Smith Bldg (QLLC)             | 1460                       | lump sum  | 20,000               |             |                     |                    |                             |
|  | Install individual electric meters                   | 1460                       | 122 units | 15,250               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |           | <b>392,197</b>       |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                             | General Description of Major Work Categories             | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013005<br/>Schmid<br/>Towers<br/>AMP Group #5<br/>(193 units)</b> | Replace domestic heat, holding tanks and heat exchangers | 1460                       | 4 units  | 65,500               |             |                     |                    |                             |
|   | Mechanical/boiler room repairs                           | 1460                       | lump sum | 30,000               |             |                     |                    |                             |
|   | Replace cement balcony rails                             | 1460                       | 13 rails | 26,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>  |  |                            |          | <b>121,500</b>       |             |                     |                    |                             |

Signature of Executive Director and Date

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities         | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013007<br/>Scattered Sites<br/>(78 units)</b> | Replace roofs                                | 1460                       | 28 units | 80,000               |             |                     |                    |                             |
|   | Replace basement stairs                      | 1460                       | 78 units | 25,000               |             |                     |                    |                             |
|   | Replace exterior handrails                   | 1460                       | 78 units | 20,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>                    |  |                            |          | <b>125,000</b>       |             |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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**Annual Statement**

Part II: Supporting Table  
Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities               | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013008</b><br><b>Scattered Sites</b><br>(181 units) | Replace roofs                                | 1460                       | 3 units  | 10,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>                          |  |                            |          | <b>10,000</b>        |             |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                                  | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P013009<br/>Priscaro<br/>Apartments<br/>AMP Group #4<br/>(50 units)</b> | Install air conditioning in all units        | 1460                       | 50 units | 50,000               |             |                     |                    |                             |
|  | Replace floors                               | 1460                       | 5 units  | 13,000               |             |                     |                    |                             |
|  | Replace sidewalks                            | 1450                       | lump sum | 10,000               |             |                     |                    |                             |
|  | Upgrade electric service                     | 1460                       | 50 units | 10,000               |             |                     |                    |                             |
|  | Install individual electric meters           | 1460                       | 50 units | 6,250                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |          | <b>89,250</b>        |             |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

form HUD-52837 (10/95)

ref. Handbook 7485.3

**Annual Statement**

Part II: Supporting Table

Capital Fund Program (CFP) 2008

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

| Development Number/Name<br>HA-Wide<br>Activities                             | General Description of Major<br>Work Categories        | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130010</b><br><b>Eastbrook</b><br><b>AMP Group #2</b><br>(50 units) | Construct fire proof walls in eaves on 6-bedroom units | 1460                       | 3 units  | 70,000               |             |                     |                    |                             |
|  | Install air conditioning in all units                  | 1460                       | 50 units | 50,000               |             |                     |                    |                             |
|  | Install wrought iron fencing                           | 1450                       | lump sum | 25,000               |             |                     |                    |                             |
|  | Replace basement window wells                          | 1460                       | 50 units | 10,000               |             |                     |                    |                             |
|  | Resurface parking areas                                | 1450                       | lump sum | 10,000               |             |                     |                    |                             |
|  | Upgrade electric service                               | 1460                       | 50 units | 10,000               |             |                     |                    |                             |
|  | Install individual electric meters                     | 1460                       | 50 units | 6,250                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |          | <b>181,250</b>       |             |                     |                    |                             |

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form HUD-52837 (10/95)

ref. Handbook 7485.3

**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                      | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130011<br/>Bird Drive<br/>AMP Group #3<br/>(50 units)</b> | Install air conditioning in all units        | 1460                       | 50 units | 50,000               |             |                     |                    |                             |
|  | Replace sidewalks                            | 1450                       | 5000 sf  | 15,000               |             |                     |                    |                             |
|  | Upgrade electric service                     | 1460                       | 50 units | 10,000               |             |                     |                    |                             |
|  | Install individual electric meters           | 1460                       | 50 units | 6,250                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>                                 |  |                            |          | <b>81,250</b>        |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                               | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130014</b><br><b>Pineview</b><br><b>AMP Group #4</b><br>(71 units) | Install air conditioning in all units        | 1460                       | 71 units | 71,000               |             |                     |                    |                             |
|   | Replace electrical panel box                 | 1460                       | 71 units | 71,000               |             |                     |                    |                             |
|   | New roofs and gutters                        | 1460                       | 9 bldgs. | 50,000               |             |                     |                    |                             |
|   | Upgrade electric service                     | 1460                       | 71 units | 14,200               |             |                     |                    |                             |
|   | Install individual electric meters           | 1460                       | 71 units | 8,875                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>  |  |                            |          | <b>215,075</b>       |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                                  | General Description of Major Work Categories | Development Account Number | Quantity           | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|--------------------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |                    | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130015</b><br><b>Friendship</b><br><b>AMP Group #6</b><br>(200 units) | Surveillance equipment                       | 1475                       | 1 camera & monitor | 5,000                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |                    | <b>5,000</b>         |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities                                      | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130017</b><br><b>Scattered Sites</b><br><b>AMP Group #2</b><br>(31 units) | Relocate unit from 250 West 4th Street       | 1450                       | lump sum | 40,000               |             |                     |                    |                             |
|  | Replace ramps with stoops and steps          | 1450                       | 10 units | 30,000               |             |                     |                    |                             |
|  | Replace sidewalks                            | 1450                       | 2,000 sf | 6,000                |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |          | <b>76,000</b>        |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities               | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130018</b><br><b>Scattered Sites</b><br>(52 units) | Replace prime window                         | 1460                       | 41 bldgs | 60,000               |             |                     |                    | AMP Group #2                |
|   |  |                            |          | 20,000               |             |                     |                    | AMP Group #1                |
|   |  |                            |          | 20,000               |             |                     |                    | AMP Group #4                |
|   | Replace roofs                                | 1460                       | 5 roofs  | 15,000               |             |                     |                    | AMP Group #2                |
|   | Replace window sills                         | 1460                       | 15 units | 15,000               |             |                     |                    | AMP Group #2                |
|   | Replace basement windows                     | 1460                       | 15 units | 11,400               |             |                     |                    | AMP Group #2                |
| Replace carpet  | 1460   | 5 units                    | 8,000    |                      |             |                     | AMP Group #2       |                             |
| Replace stoop and handrails                                 | 1450   | 5 units                    | 7,500    |                      |             |                     | AMP Group #2       |                             |
| <b>Subtotal of Estimated Costs</b>                          |  |                            |          | <b>156,900</b>       |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities  | General Description of Major Work Categories | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|--|--|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|  |  |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>PA28P0130019</b><br><b>AMP Group #7</b><br><b>Ostrow</b><br><b>Apartments</b><br>(80 units) | Renovate laundry room                        | 1460                       | lump sum | 25,000               |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>   |  |                            |          | <b>25,000</b>        |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
 Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities | General Description of Major Work Categories          | Development Account Number | Quantity | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|---|----------------------------|----------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |   |                            |          | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>Authority-Wide</b>                         | <b><u>Mod Used for Development</u></b>                |                            |          |                      |             |                     |                    |                             |
|   | Neighborhoods surrounding public housing developments | 1498                       | lump sum | 30,000               |             |                     |                    |                             |
|   | <b><u>Fees &amp; Costs</u></b>                        |                            |          |                      |             |                     |                    |                             |
|   | Architect & Engineering Fees                          | 1430                       | lump sum | 100,000              |             |                     |                    |                             |
| <b><u>Administration</u></b>                  |   |                            |          |                      |             |                     |                    |                             |
| Modernization Clerk Wages & Benefits          | 1410  | 1 employee                 | 37,470   |                      |             |                     |                    |                             |
| <b>Subtotal of Estimated Costs</b>            |   |                            |          | <b>167,470</b>       |             |                     |                    |                             |

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**Annual Statement**

Part II: Supporting Table  
Capital Fund Program (CFP) 2008

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

| Development Number/Name<br>HA-Wide Activities | General Description of Major Work Categories                       | Development Account Number | Quantity      | Total Estimated Cost |             | Total Actual Cost   |                    | Status of Proposed Work (2) |
|---|--|----------------------------|---------------|----------------------|-------------|---------------------|--------------------|-----------------------------|
|   |  |                            |               | Original             | Revised (1) | Funds Obligated (2) | Funds Expended (2) |                             |
| <b>Authority-Wide</b>                         | <b>Management Improvements</b>                                     |                            |               |                      |             |                     |                    |                             |
|   | Community Oriented Police Services                                 | 1408                       | 4 officers    | 296,647              |             |                     |                    |                             |
|   | HomePLUS Social Services at Schmid Towers & Friendship Apartments  | 1408                       | 400 residents | 390,653              |             |                     |                    |                             |
|   | Congregate meals at Schmid Towers, Friendship Apts. & Ostrow Apts. | 1408                       | 150 residents | 55,284               |             |                     |                    |                             |
|   | Economic Development   | 1408                       | lump sum      | 10,000               |             |                     |                    |                             |
| Subtotal of Estimated Costs                   |  |                            |               | 752,584              |             |                     |                    |                             |
| <b>Grand Total</b>                            |  |                            |               | <b>3,762,920</b>     |             |                     |                    |                             |

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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# Annual Statement

Part III : Implementation Schedule  
Capital Fund Program (CFP) 2008

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

| Development<br>Number/Name<br>HA-Wide<br>Activities | All Funds Obligated (Quarter Ending Date) |             |            | All Funds Expended (Quarter Ending Date) |             |            | Reason for Revised Target Dates (2) |
|---|---|-------------|------------|--|-------------|------------|-------------------------------------|
|   | Original                                  | Revised (1) | Actual (2) | Original                                 | Revised (1) | Actual (2) |                                     |
| PA28P013001<br><b>Harbor Homes</b>                  | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013002<br><b>Lake City</b>                     | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013003<br><b>John E. Horan Garden Apts.</b>    | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013004<br><b>Harbor Homes Annex</b>            | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013005<br><b>Schmid Towers</b>                 | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013007<br><b>Scattered Sites</b>               | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013008<br><b>Scattered Sites</b>               | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013009<br><b>Priscaro Apartments</b>           | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013010<br><b>Eastbrook</b>                     | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013011<br><b>Bird Drive</b>                    | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013014<br><b>Pineview</b>                      | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013015<br><b>Friendship Apts.</b>              | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013017<br><b>Scattered Sites</b>               | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013018<br><b>Scattered Sites</b>               | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| PA28P013019<br><b>Ostrow Apts.</b>                  | 09/10                                     |             |            | 09/12                                    |             |            |                                     |
| <b>Authority Wide</b>                               | 09/10                                     |             |            | 09/12                                    |             |            |                                     |

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(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

Attachment D

**Five-Year Action Plan**  
 Part I : Summary  
 Capital Fund Program (CFP) 2008

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

| HA Name:<br><b>Housing Authority of the City of Erie</b> |  | Locality: (City/County & State)<br><b>Erie, PA</b>                                     |   | <u>X</u> <b>Original</b>                | ____ Revision No. ____                  |                  |
|--|--|--|---|---|---|------------------|
| A. Development Number/Name                               | Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY : 2009  | Work Statement for Year 3<br>FFY : 2010 | Work Statement for Year 4<br>FFY : 2011 | Work Statement for Year 5<br>FFY : 2012 |                  |
| PA28P013001 - Harbor Homes                               | See<br>Annual<br>Statement             | 530,306  | 103,000                                 | 103,000                                 | 80,730                                  |                  |
| PA28P013002 - Lake City                                  |  | 0  | 100,790                                 | 20,000                                  | 84,000                                  |                  |
| PA28P013003 - JEH Garden Apts                            |  | 434,950  | 816,757                                 | 122,280                                 | 1,001,110                               |                  |
| PA28P013004 - Harbor Homes Annex                         |  | 0  | 330,000                                 | 22,960                                  | 625,230                                 |                  |
| PA28P013005 - Schmid Towers                              |  | 0  | 55,886                                  | 0                                       | 119,800                                 |                  |
| PA28P013007 - Scattered Sites                            |  | 0  | 84,000                                  | 78,000                                  | 272,921                                 |                  |
| PA28P013008 - Scattered Sites                            |  | 223,000  | 466,500                                 | 482,070                                 | 50,000                                  |                  |
| PA28P013009 - Priscaro Apts.                             |  | 124,300  | 25,000                                  | 342,645                                 | 138,500                                 |                  |
| PA28P013010 - Eastbrook                                  |  | 391,044  | 25,000                                  | 375,000                                 | 181,000                                 |                  |
| PA28P013011 - Bird Drive                                 |  | 150,000  | 200,000                                 | 242,211                                 | 4,800                                   |                  |
| PA28P013014 - Pineview                                   |  | 168,000  | 513,268                                 | 310,915                                 | 0                                       |                  |
| PA28P013015 - Friendship Apts.                           |  | 0  | 40,000                                  | 138,000                                 | 110,650                                 |                  |
| PA28P013017 - Scattered Sites                            |  | 0  | 0                                       | 288,000                                 | 0                                       |                  |
| PA28P013018 - Scattered Sites                            |  | 813,601  | 0                                       | 310,120                                 | 0                                       |                  |
| PA28P013019 - Ostrow Apts.                               |  | 0  | 75,000                                  | 0                                       | 166,460                                 |                  |
| <b>B. Physical Improvements Subtotal</b>                 |  |  | <b>2,835,201</b>                        | <b>2,835,201</b>                        | <b>2,835,201</b>                        | <b>2,835,201</b> |
| C. Management Improvements                               |  |  | 752,584                                 | 752,584                                 | 752,584                                 | 752,584          |
| D. HA-Wide Nondwelling Structures and Equipment          |  |  |   |   | 0                                       | 0                |
| E. Administration  |  |  | 75,135                                  | 75,135                                  | 75,135                                  | 75,135           |
| F. Other   |  | 0  | 0                                       | 0                                       | 0                                       |                  |
| G. Operations  |  | 0  | 0                                       | 0                                       | 0                                       |                  |
| H. Demolition  |  | 0  | 0                                       | 0                                       | 0                                       |                  |
| I. Replacement Reserve                                   |  | 0  | 0                                       | 0                                       | 0                                       |                  |
| J. Mod Used for Development                              |  | 100,000  | 100,000                                 | 100,000                                 | 100,000                                 |                  |
| <b>K. Total CFP Funds</b>                                |  | <b>3,762,920</b>   | <b>3,762,920</b>                        | <b>3,762,920</b>                        | <b>3,762,920</b>                        |                  |
| L. Total Non-CFP Funds                                   |  | 0  | 0                                       | 0                                       | 0                                       |                  |
| <b>M. Grand Total</b>                                    |  | <b>3,762,920</b>   | <b>3,762,920</b>                        | <b>3,762,920</b>                        | <b>3,762,920</b>                        |                  |
| Signature of Executive Director:                         | Date:                                  | Signature of Public Housing Director/Office of Native American Programs Administrator: |   | Date:                                   |   |                  |
| <b>X</b>   |  | <b>X</b>   |   |   |   |                  |



**Five-Year Action Plan**

Part II : Supporting Pages - Physical Needs Work Statements  
 Capital Fund Program (CFP) 2008

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

| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 4<br>FFY: 2011                          |           |                | Work Statement for Year 5<br>FFY: 2012                          |           |                |
|--|---|-----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual                             | PA28P013001 (224 units)<br><b><u>Harbor Homes</u></b>           |           |                | PA28P013001 (224 units)<br><b><u>Harbor Homes</u></b>           |           |                |
|  | Replace roofs   | 5 bldgs.  | 75,000         | Replace roofs   | 35,100 sf | 80,730         |
|  | Replace individual gas meters                                   | 224 units | 28,000         |   |           |                |
|  | Subtotal of Estimated Cost                                      |           | 103,000        | Subtotal of Estimated Cost                                      |           | 80,730         |

**Five-Year Action Plan**

Part II : Supporting Pages - Physical Needs Work Statements  
 Capital Fund Program (CFP) 2008

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

| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY: 2009                          |          |                | Work Statement for Year 3<br>FFY: 2010  |          |                |
|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories               | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013002 (40 units)<br><b><u>Lake City</u></b>               |          |                | PA28P013002 (40 units)<br><b><u>Lake City</u></b><br><br>Replace vinyl floors | 40 units | 100,790        |
|  | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost  |          | 100,790        |

**Five-Year Action Plan**

Part II : Supporting Pages - Physical Needs Work Statements  
 Capital Fund Program (CFP) 2008

U.S. Department of Housing  
 and Urban Development

Office of Public and Indian Housing

| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 4<br>FFY: 2011                          |          |                | Work Statement for Year 5<br>FFY: 2012                          |          |                |
|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013002 (40 units)<br><b>Lake City</b>                      |          |                | PA28P013002 (40 units)<br><b>Lake City</b>                      |          |                |
|  | Replace siding on sheds & wingwalls                             | 40 units | 20,000         | Replace vinyl siding  | 40 units | 84,000         |
|  | Subtotal of Estimated Cost                                      |          | 20,000         | Subtotal of Estimated Cost                                      |          | 84,000         |

**Five-Year Action Plan**

Part II : Supporting Pages - Physical Needs Work Statements  
 Capital Fund Program (CFP) 2008

**U.S. Department of Housing  
 and Urban Development**

Office of Public and Indian Housing

| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY: 2009                              |           |                | Work Statement for Year 3<br>FFY: 2010                              |            |                |
|--|---|-----------|----------------|---|------------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories     | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories     | Quantity   | Estimated Cost |
| See Annual Statement                   | PA28P013003 (428 units)<br><b><u>John E. Horan Garden Apts.</u></b> |           |                | PA28P013003 (428 units)<br><b><u>John E. Horan Garden Apts.</u></b> |            |                |
|  | Replace siding on 2nd floor of units                                | 17 bldgs. | 275,000        | Relocate heat vents from ceiling to floor                           | 428 units  | 366,757        |
|  | Replace asphalt shingles  | 56,500 sf | 129,950        | Replace wood siding   | 20 bldgs.  | 200,000        |
|  | Remove/replace sidewalks and drives where fence installed           | lump sum  | 30,000         | Replace ceilings  | 200 rooms  | 125,000        |
|  |   |           |                | Replace tub surrounds (Betters phase)                               | lump sum   | 30,000         |
|  |   |           |                | Rehab sanitary sewers & manholes                                    | 2,000 l.f. | 40,000         |
|  |   |           |                | Replace sliding windows (Sesler phase)                              | lump sum   | 55,000         |
|  |   |           |                |   |            |                |
|  | Subtotal of Estimated Cost  |           | 434,950        | Subtotal of Estimated Cost  |            | 816,757        |

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|--|---|----------------------------|----------------|---|----------------------------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories     | Quantity                   | Estimated Cost | Development Number/Name<br>Description of Major Work Categories     | Quantity                   | Estimated Cost |
| See Annual Statement                   | PA28P013003 (428 units)<br><b><u>John E. Horan Garden Apts.</u></b> |                            |                | PA28P013003 (428 units)<br><b><u>John E. Horan Garden Apts.</u></b> |                            |                |
|  | Replace residential water heaters                                   | 144                        | 107,280        | Replace roofs   | 99,000 sf                  | 227,700        |
|  | Replace shed roof   | lump sum                   | 15,000         | Replace vinyl flooring  | 70,000 sf                  | 175,000        |
|  |   |                            |                | Improve heating distribution  | 325 units                  | 162,500        |
|  |   |                            |                | Replace gas furnace   | 144 units                  | 138,960        |
|  |   |                            |                | Add stone & fence erosion retaining wall                            | lump sum                   | 100,000        |
|  |   |                            |                | Install individual gas meters                                       | 276 meters                 | 69,000         |
|  |   |                            |                | Repair parking lots   | lump sum                   | 64,000         |
|  |   |                            |                | Move pipe to prevent freezing                                       | 60 units                   | 30,000         |
|  |   |                            |                | Install shutoff valves to gas mains                                 | lump sum                   | 20,000         |
|  |   |                            |                | Additional insulation   | 10 units                   | 9,950          |
|  |   |                            |                | Site work drainage  | lump sum                   | 4,000          |
|  |   | Subtotal of Estimated Cost |                | 122,280   | Subtotal of Estimated Cost |                |

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|--|---|----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013004 (122 units)<br><b><u>Harbor Homes Annex</u></b>     |          |                | PA28P013004 (122 units)<br><b><u>Harbor Homes Annex</u></b>     |           |                |
|  |   |          |                | Replace windows   | 122 units | 150,000        |
|  |   |          |                | Replace roofs   | 122 units | 150,000        |
|  |   |          |                | Replace individual gas meters                                   | 122 units | 30,000         |
|  | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |           | 330,000        |

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|--|---|-----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013004 (122 units)<br><b><u>Harbor Homes Annex</u></b>     |           |                | PA28P013004 (122 units)<br><b><u>Harbor Homes Annex</u></b>     |           |                |
|  | Install dryer vent covers                                       | 122 units | 12,200         | Replace vinyl flooring  | 122 units | 274,500        |
|  | Close off small basement vents                                  | 122 units | 10,760         | Replace front stoop, stairs and overlays                        | 122 units | 122,000        |
|  |   |           |                | Replace gas furnace   | 122 units | 117,730        |
|  |   |           |                | Install security screens - 2nd floor                            | 122 units | 61,000         |
|  |   |           |                | Ground drainage system and landscaping                          | 10 areas  | 50,000         |
|  | Subtotal of Estimated Cost                                      |           | 22,960         | Subtotal of Estimated Cost                                      |           | 625,230        |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See<br>Annual<br>Statement             | PA28P013005 (197 units)<br><b><u>Schmid Towers</u></b>          |          |                | PA28P013005 (197 units)<br><b><u>Schmid Towers</u></b>          |          |                |
|  |   |          |                | Replace handrails in corridors                                  | 20 rails | 55,886         |
|  | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |          | 55,886         |

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|-------------------------------------|---|----------|----------------|---|----------|----------------|
|                                     | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                | PA28P013005 (197 units)<br><b><u>Schmid Towers</u></b>          |          |                | PA28P013005 (197 units)<br><b><u>Schmid Towers</u></b>          |          |                |
|                                     |   |          |                | Install outside sprinkler system (add'l)                        | lump sum | 10,000         |
|                                     |   |          |                | Replace carpet in common areas                                  | 450 sy   | 12,600         |
|                                     |   |          |                | Replace carpet in apartments                                    | 80 apts. | 97,200         |
|                                     | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |          | 119,800        |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013007 (78 units)<br><b><u>Scattered Sites</u></b>         |          |                | PA28P013007 (78 units)<br><b><u>Scattered Sites</u></b>         |          |                |
|  |   |          |                | Replace bath and kitchen fixtures                               | 39 units | 39,000         |
|  |   |          |                | Replace windows   | 78 units | 45,000         |
|  | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |          | 84,000         |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories                 | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013007 (78 units)<br><b><u>Scattered Sites</u></b>         | 78 units | 78,000         | PA28P013007 (78 units)<br><b><u>Scattered Sites</u></b>                         | 54 units | 122,921        |
|  | Upgrade electric lines  |          |                | Replace sidewalks and driveways<br>AMP Group #2<br>AMP Group #4<br>AMP Group #1 |          |                |
|  |   |          |                | Replace vinyl flooring<br>AMP Group #2  |          |                |
|  |   |          |                | lump sum  | 120,000  |                |
|  |   |          |                | lump sum  | 15,000   |                |
|  |   |          |                | lump sum  | 15,000   |                |
|  | Subtotal of Estimated Cost                                      |          | 78,000         | Subtotal of Estimated Cost  |          | 272,921        |

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|--|---|-----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013008 (181 units)<br><b><u>Scattered Sites</u></b>        |           |                | PA28P013008 (181 units)<br><b><u>Scattered Sites</u></b>        |           |                |
|  | Install vinyl floors  | 90 floors | 223,000        | Replace kitchen cabinets  | 60 units  | 201,000        |
|  |   |           |                | Replace roofs   | 181 units | 175,000        |
|  |   |           |                | Replace bath and kitchen fixtures                               | 181 units | 90,500         |
|  | Subtotal of Estimated Cost                                      |           | 223,000        | Subtotal of Estimated Cost                                      |           | 466,500        |

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|-------------------------------------|---|------------|----------------|---|----------|----------------|
|                                     | Development Number/Name<br>Description of Major Work Categories | Quantity   | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                | PA28P013008 (181 units)<br><b><u>Scattered Sites</u></b>        |            |                | PA28P013008 (181 units)<br><b><u>Scattered Sites</u></b>        |          |                |
|                                     | Replace asphalt shingles AMP Grp #2                             | 115,500 sf | 265,650        | Security fence to separate yards in cluster areas AMP Group #1  | lump sum | 50,000         |
|                                     | Upgrade electric lines  | 181 units  | 181,000        |   |          |                |
|                                     | Replace asphalt shingles AMP Grp #4                             | 12,800 sf  | 29,440         |   |          |                |
|                                     | Replace asphalt shingles AMP Grp #1                             | 2,600 sf   | 5,980          |   |          |                |
| Subtotal of Estimated Cost          |   |            | 482,070        | Subtotal of Estimated Cost 50,000                               |          |                |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013009 (50 units)<br><b><u>Priscaro Apartments</u></b>     |          |                | PA28P013009 (50 units)<br><b><u>Priscaro Apartments</u></b>     |          |                |
|  | Install wrought iron fence on west and north side of property   | 800 l.f. | 53,500         | Install individual gas meters                                   | 50 units | 25,000         |
|  | Replace basement windows  | 50 units | 70,800         |   |          |                |
|  | Subtotal of Estimated Cost                                      |          | 124,300        | Subtotal of Estimated Cost                                      |          | 25,000         |

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|--|---|-----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013009 (50 units)<br><b><u>Priscaro Apartments</u></b>     |           |                | PA28P013009 (50 units)<br><b><u>Priscaro Apartments</u></b>     |          |                |
|  | Replace vinyl floors  | 50 floors | 125,000        | Picnic pavilion   | lump sum | 10,000         |
|  | Replace windows   | 50 units  | 117,645        | Resurface parking lot   | lump sum | 10,000         |
|  | Replace kitchen cabinets  | 25 units  | 50,000         | Replace vinyl flooring  | 50 units | 118,500        |
|  | Replace kitchen and bathroom fixtures                           | 50 units  | 50,000         |   |          |                |
| Subtotal of Estimated Cost             |   |           | 342,645        | Subtotal of Estimated Cost                                      |          | 138,500        |

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|--|---|-----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013010 (50 units)<br><b><u>Eastbrook</u></b>               |           |                | PA28P013010 (50 units)<br><b><u>Eastbrook</u></b>               |          |                |
|  | Upgrade interior wiring   | 50 units  | 175,000        | Install individual gas meters                                   | 50 units | 25,000         |
|  | Replace entrance doors and frames                               | 100 doors | 166,244        |   |          |                |
|  | Replace basement windows  | 50 units  | 49,800         |   |          |                |
|  | Subtotal of Estimated Cost                                      |           | 391,044        | Subtotal of Estimated Cost                                      |          | 25,000         |

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|--|---|-----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013010 (50 units)<br><b><u>Eastbrook</u></b>               |           |                | PA28P013010 (50 units)<br><b><u>Eastbrook</u></b>               |          |                |
|  | Replace vinyl floors  | 50 floors | 125,000        | Replace security screens  | 50 units | 25,000         |
|  | Replace kitchen cabinets  | 50 units  | 100,000        | Replace roofs   | 50 units | 148,200        |
|  | Replace windows   | 50 units  | 100,000        | Install GFI's in bathrooms                                      | 78 units | 7,800          |
|  | Replace kitchen and bathroom fixtures                           | 50 units  | 50,000         |   |          |                |
|  | Subtotal of Estimated Cost                                      |           | 375,000        | Subtotal of Estimated Cost                                      |          | 181,000        |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013011 (50 units)<br><b><u>Bird Drive</u></b>              | 50 units | 150,000        | PA28P013011 (50 units)<br><b><u>Bird Drive</u></b>              | 50 units | 200,000        |
|  | Replace stairs and stringers to second floor                    |          |                | Install vinyl floors  |          |                |
|  | Subtotal of Estimated Cost                                      |          | 150,000        | Subtotal of Estimated Cost                                      |          | 200,000        |

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|--|---|-----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013011 (50 units)<br><b><u>Bird Drive</u></b>              |           |                | PA28P013011 (50 units)<br><b><u>Bird Drive</u></b>              |           |                |
|  | Replace kitchen cabinets  | 50 units  | 124,391        | Repair parking areas  | 48,000 sf | 4,800          |
|  | Replace kitchen and bathroom fixtures                           | 50 units  | 50,000         |   |           |                |
|  | Replace black steel pipe  | 3000 l.f. | 35,250         |   |           |                |
|  | Install foundation underdrain, inside & outside                 | 450 l.f.  | 20,070         |   |           |                |
|  | Install individual gas meters                                   | 50 units  | 12,500         |   |           |                |
|  | Subtotal of Estimated Cost                                      |           | 242,211        | Subtotal of Estimated Cost                                      |           | 4,800          |

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|--|---|----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013014 (71 units)<br><b><u>Pineview</u></b>                |          |                | PA28P013014 (71 units)<br><b><u>Pineview</u></b>                |           |                |
|  | Install VINYL floors  | 68 units | 225,000        |   |           |                |
|  | Replace stair treads and stringers                              | 36 units | 75,000         | Install entry doors, frames and locks                           | 140 units | 188,268        |
|  | Additional parking area (4200 Schaper)                          | lump sum | 50,000         | Mill and resurface parking lots, repair curbs                   | lump sum  | 100,000        |
|  | Replace chain link fencing                                      | lump sum | 25,000         |   |           |                |
|  | Replace stoops  | 10 units | 10,000         |   |           |                |
|  | Reinstall handrails   | 10 units | 5,000          |   |           |                |
|  | Replace sidewalks   | 1,000 sf | 3,000          |   |           |                |
|  | Subtotal of Estimated Cost                                      |          | 168,000        | Subtotal of Estimated Cost                                      |           | 513,268        |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013014 (71 units)<br><b><u>Pineview</u></b>                |          |                | PA28P013014 (71 units)<br><b><u>Pineview</u></b>                |          |                |
|  | Replace kitchen cabinets  | 71 units | 122,165        |   |          |                |
|  | Maintenance garage addition                                     | lump sum | 100,000        |   |          |                |
|  | Replace kitchen and bathroom fixtures                           | 71 units | 71,000         |   |          |                |
|  | Install individual gas meters                                   | 71 units | 17,750         |   |          |                |
|  | Subtotal of Estimated Cost                                      |          | 310,915        | Subtotal of Estimated Cost                                      |          | 0              |

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|--|---|----------|----------------|--|----------------------------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories  | Quantity                   | Estimated Cost |
| See Annual Statement                   | PA28P013015 (200 units)<br><b><u>Friendship Apts.</u></b>       |          |                | PA28P013015 (200 units)<br><b><u>Friendship Apts.</u></b><br><br>Replace heating boilers and heat exchangers | 4 units                    | 40,000         |
|  | Subtotal of Estimated Cost                                      |          |                | 0  | Subtotal of Estimated Cost |                |

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|--|---|----------|----------------|---|-----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
| See Annual Statement                   | PA28P013015 (200 units)<br><b><u>Friendship Apts.</u></b>       |          |                | PA28P013015 (200 units)<br><b><u>Friendship Apts.</u></b>       |           |                |
|  | Replace R-walls on east and west side of building               | 2 walls  | 120,000        | Replace apartment doors   | 200 units | 40,000         |
|  | Repair spalling in concrete                                     | 60       | 18,000         | Replace roof top air conditioners                               | 20 ton    | 24,000         |
|  |   |          |                | Replace air conditioners in apartments                          | 15        | 10,650         |
|  |   |          |                | Replace vinyl flooring  | 10,000 sf | 20,000         |
|  |   |          |                | Replace wall covering in common areas                           | 8,000 sf  | 16,000         |
|  | Subtotal of Estimated Cost                                      |          | 138,000        | Subtotal of Estimated Cost                                      |           | 110,650        |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013017 (32 units)<br><b><u>Scattered Sites</u></b>         |          |                | PA28P013017 (32 units)<br><b><u>Scattered Sites</u></b>         |          |                |
|  | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |          | 0              |

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|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013017 (32 units)<br><b><u>Scattered Sites</u></b>         |          |                | PA28P013017 (32 units)<br><b><u>Scattered Sites</u></b>         |          |                |
|  | Replace windows   | 32 units | 160,000        |   |          |                |
|  | Replace kitchen cabinets  | 32 units | 64,000         |   |          |                |
|  | Replace roofs   | 32 units | 32,000         |   |          |                |
|  | Upgrade electric lines  | 32 units | 32,000         |   |          |                |
| Subtotal of Estimated Cost             |   |          | 288,000        | Subtotal of Estimated Cost                                      |          |                |
|  |   |          |                | 0   |          |                |

**Five-Year Action Plan**

Part II : Supporting Pages - Physical Needs Work Statements  
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| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY: 2009                          |          |                | Work Statement for Year 3<br>FFY: 2010                          |          |                |
|--|---|----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013018 (52 units)<br><b><u>Scattered Sites</u></b>         |          |                | PA28P013018 (52 units)<br><b><u>Scattered Sites</u></b>         |          |                |
|  | Reconfigure facade and roof lines                               | 6 units  | 807,391        |   |          |                |
|  | Replace asphalt shingles AMP Grp #4                             | 2,700 sf | 6,210          |   |          |                |
|  | Subtotal of Estimated Cost                                      |          | 813,601        | Subtotal of Estimated Cost                                      |          | 0              |

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| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 4<br>FFY: 2011                          |           |                | Work Statement for Year 5<br>FFY: 2012                          |          |                |
|--|---|-----------|----------------|---|----------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                   | PA28P013018 (52 units)<br><b><u>Scattered Sites</u></b>         |           |                | PA28P013018 (52 units)<br><b><u>Scattered Sites</u></b>         |          |                |
|  | Replace kitchen cabinets  | 52 units  | 104,000        |   |          |                |
|  | Replace asphalt shingles AMP Grp #2                             | 42,600 sf | 97,980         |   |          |                |
|  | Replace kitchen and bathroom fixtures                           | 52 units  | 52,000         |   |          |                |
|  | Upgrade electric lines  | 52 units  | 52,000         |   |          |                |
|  | Replace asphalt shingles  | 1,800 sf  | 4,140          |   |          |                |
| Subtotal of Estimated Cost             |   |           | 310,120        | Subtotal of Estimated Cost 0                                    |          |                |

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| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY: 2009                          |          |                | Work Statement for Year 3<br>FFY: 2010   |                                   |                |
|--|---|----------|----------------|--|-----------------------------------|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories  | Quantity                          | Estimated Cost |
| See<br>Annual<br>Statement             | PA28P013019 (80 units)<br><b><u>Ostrow Apts.</u></b>            |          |                | PA28P013019 (80 units)<br><b><u>Ostrow Apts.</u></b><br><br>Replace heating boilers and<br>expansion tanks | 4 units                           | 75,000         |
|  | Subtotal of Estimated Cost                                      |          |                | 0  | Subtotal of Estimated Cost 75,000 |                |

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|-------------------------------------|---|----------|----------------|---|----------|----------------|
|                                     | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity | Estimated Cost |
| See Annual Statement                | PA28P013019 (80 units)<br><b><u>Ostrow Apts.</u></b>            |          |                | PA28P013019 (80 units)<br><b><u>Ostrow Apts.</u></b>            |          |                |
|                                     |   |          |                | Replace carpet in common areas                                  | 1,445 sf | 40,460         |
|                                     |   |          |                | Replace carpet in apartments                                    | 80 apts. | 113,400        |
|                                     |   |          |                | Replace unit air conditioners/heaters                           | 9 apts.  | 12,600         |
|                                     | Subtotal of Estimated Cost                                      |          | 0              | Subtotal of Estimated Cost                                      |          | 166,460        |

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| Work Statement for Year 1 FFY: 2008                   | Work Statement for Year 2 FFY: 2009                             |               |   | Work Statement for Year 3 FFY: 2010                             |               |                |         |
|---|---|---------------|---|---|---------------|----------------|---------|
|   | Development Number/Name<br>Description of Major Work Categories | Quantity      | Estimated Cost  | Development Number/Name<br>Description of Major Work Categories | Quantity      | Estimated Cost |         |
| See Annual Statement                                  | <b><u>HOUSING AUTHORITY - WIDE</u></b>                          |               |   | <b><u>HOUSING AUTHORITY - WIDE</u></b>                          |               |                |         |
|   | <b><u>Administration</u></b>                                    |               |   | <b><u>Administration</u></b>                                    |               |                |         |
|   | Clerk-of-the-Works  | 1<br>position | 37,665  | Clerk-of-the-Works  | 1<br>position | 37,665         |         |
|   | Modernization Clerk Wages and Benefits                          | 1<br>employee | 37,470  | Modernization Clerk Wages and Benefits                          | 1<br>employee | 37,470         |         |
| <b><u>Mod Used for Development</u></b>                |   |               | <b><u>Mod Used for Development</u></b>                |   |               |                |         |
| Neighborhoods surrounding public housing developments | lump sum  | 100,000       | Neighborhoods surrounding public housing developments | lump sum  | 100,000       |                |         |
| Subtotal of Estimated Cost                            |   |               | 175,135   | Subtotal of Estimated Cost                                      |               |                | 175,135 |

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| Work Statement for Year 1 FFY: 2008 | Work Statement for Year 4<br>FFY: 2011                          |  |                | Work Statement for Year 5<br>FFY: 2012                          |  |                |
|-------------------------------------|---|--|----------------|---|--|----------------|
|                                     | Development Number/Name<br>Description of Major Work Categories | Quantity                               | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity                               | Estimated Cost |
|                                     | See Annual Statement  | <b><u>HOUSING AUTHORITY - WIDE</u></b> |                |   | <b><u>HOUSING AUTHORITY - WIDE</u></b> |                |
|                                     | <b><u>Administration</u></b>                                    |  |                | <b><u>Administration</u></b>                                    |  |                |
|                                     | Clerk-of-the-Works  | 1<br>position                          | 37,665         | Clerk-of-the-Works  | 1<br>position                          | 37,665         |
|                                     | Modernization Clerk Wages and Benefits                          | 1<br>employee                          | 37,470         | Modernization Clerk Wages and Benefits                          | 1<br>employee                          | 37,470         |
|                                     | <b><u>Mod Used for Development</u></b>                          |  |                | <b><u>Mod Used for Development</u></b>                          |  |                |
|                                     | Neighborhoods surrounding public housing developments           | lump sum                               | 100,000        | Neighborhoods surrounding public housing developments           | lump sum                               | 100,000        |
|                                     | Subtotal of Estimated Cost                                      |  | 175,135        | Subtotal of Estimated Cost                                      |  | 175,135        |

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| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 2<br>FFY: 2009                          |   |                | Work Statement for Year 3<br>FFY: 2010                          |   |                |
|--|---|---|----------------|---|---|----------------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity  | Estimated Cost |
|  | See Annual Statement  | <b><u>HOUSING AUTHORITY - WIDE</u></b><br><br><b><u>Management Improvements</u></b> |                |   | <b><u>HOUSING AUTHORITY - WIDE</u></b><br><br><b><u>Management Improvements</u></b> |                |
|  | Community Oriented Police Services                              | 4 officers  | 296,647        | Community Oriented Police Services                              | 4 officers  | 296,647        |
|  | HomePLUS Social Services at Schmid Towers & Friendship Apts.    | 400 residents   | 390,653        | HomePLUS Social Services at Schmid Towers & Friendship Apts.    | 400 residents   | 390,653        |
|  | Congregate meals at Schmid Towers, Friendship & Ostrow Apts.    | 150 residents   | 55,284         | Congregate meals at Schmid Towers, Friendship & Ostrow Apts.    | 150 residents   | 55,284         |
|  | Economic Development  | lump sum  | 10,000         | Economic Development  | lump sum  | 10,000         |
|  | <b>Replacement Reserve</b>                                      |   | <b>0</b>       | <b>Replacement Reserve</b>                                      |   | <b>0</b>       |
|  | Subtotal of Estimated Cost                                      |   | <b>752,584</b> | Subtotal of Estimated Cost                                      |   | <b>752,584</b> |

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 Capital Fund Program (CFP) 2008

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| Work Statement for Year 1<br>FFY: 2008 | Work Statement for Year 4<br>FFY: 2011                          |               |                | Work Statement for Year 5<br>FFY: 2012                          |               |                |         |
|--|---|---------------|----------------|---|---------------|----------------|---------|
|  | Development Number/Name<br>Description of Major Work Categories | Quantity      | Estimated Cost | Development Number/Name<br>Description of Major Work Categories | Quantity      | Estimated Cost |         |
| See Annual Statement                   | <b><u>HOUSING AUTHORITY - WIDE</u></b>                          |               |                | <b><u>HOUSING AUTHORITY - WIDE</u></b>                          |               |                |         |
|  | <b><u>Management Improvements</u></b>                           |               |                | <b><u>Management Improvements</u></b>                           |               |                |         |
|  | Community Oriented Police Services                              | 4 officers    | 296,647        | Community Oriented Police Services                              | 4 officers    | 296,647        |         |
|  | HomePLUS Social Services at Schmid Towers & Friendship Apts.    | 400 residents | 390,653        | HomePLUS Social Services at Schmid Towers & Friendship Apts.    | 400 residents | 390,653        |         |
|  | Congregate meals at Schmid Towers, Friendship & Ostrow Apts.    | 150 residents | 55,284         | Congregate meals at Schmid Towers, Friendship & Ostrow Apts.    | 150 residents | 55,284         |         |
|  | Economic Development  | lump sum      | 10,000         | Economic Development  | lump sum      | 10,000         |         |
|  | <b>Replacement Reserve</b>                                      |               | 0              | <b>Replacement Reserve</b>                                      |               | 0              |         |
| Subtotal of Estimated Cost             |   |               | 752,584        | Subtotal of Estimated Cost                                      |               |                | 752,584 |