

**LEBANON COUNTY
HOUSING AUTHORITY**



2021 ANNUAL PLAN UPDATE

To the

**Five Year Plan
Fiscal Years 2020 – 2024**



THE HOUSING AUTHORITY OF THE COUNTY OF LEBANON
P.O. Box 420
LEBANON, PENNSYLVANIA 17042

LIST OF PLAN ELEMENTS

Plan Template – Form HUD 50075-ST

Attachment to HUD Form 50075-ST

*Housing Needs of low income families in Lebanon County

Eligibility, Selection and Admissions Policies

*Statement of Financial Resources

*Rent Determination Policies

*Operation and Management

*Grievance Procedures

*Designated Housing

*Community Service and Self Sufficiency

*Safety and Crime Prevention

Civil Rights Certification

*Fiscal Year Audit

*Asset Management Strategy

*Violence against Women Act

Capital Fund Annual Statement/Performance and Evaluation Reports

Capital Fund Five-Year Action Plan

Comments

Certifications

Attachments

Proposed Public Housing 2021 Flat Rents

Proposed Revisions to Section 8 Application Preferences

* Indicates plan items that have remain unchanged since publication of the 2020 – 2024 Five Year Plan. Detailed information concerning these items may be obtained by consulting the 2020 - 20247 Five Year Plan.

PLAN TEMPLATE – HUD 50075-ST

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																																
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																									
		PH	HCV																														
Lead PHA:																																	

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

ATTACHMENT TO PLAN TEMPLATE – HUD 50075-ST

Section B.1. Statement of PHA Plan Elements

Substantial Deviation

A substantial deviation or significant amendment or modification, which requires public notice and comment, will be required if a change is made to the Plan or any component thereof, related to the following:

- Demolition, disposition or RAD conversion of units;
- Capital Fund Financing
- Implementation of a homeownership program;
- Additions of non-emergency work items with an estimated cost greater than 50% of the Authority's annual Comprehensive Grant (items not included in the current Annual Statement or 5 Year Action Plan).
- Development of new Public Housing or any mixed finance development activities.

Changes made to the Plan, or any component thereof, which do not relate to the above mentioned issues will not be considered substantial or significant and will not require public notice and comment.

Significant Amendment

In the Section 8 Program the Authority is revising the Payment Standards, based on revisions to the Fair Market Rents published by HUD in October 2018. The Authority has also revised its Public Housing Flat Rents in accordance with the updated FMRs.

There have been no other revisions to any of the plan elements listed in Section B.1 of the plan template.

Deconcentration Policy

In accordance with the requirements outlined in 24 CFR 903.2, the Authority is not required to submit a deconcentration plan.

Section B.2. New Activities

The Authority does not plan to engage in any new activities beyond those outlined in the 2020-2024 five year plan.

Section B.3. Civil Rights Certification

Included as an attachment to the plan.

Section B.4. Fiscal Year Audit

There were no findings for the fiscal year audit July 2019 to June 2020.

Section B.5. Progress Report

Goal: Leverage private or public funds to create additional housing opportunities (acquire or build units or developments) – The Authority continues to explore opportunities to develop additional housing through the low income housing tax credit program. In addition, the Authority's nonprofit (NPHDC) has purchased an existing office building in Cleona which will be converted into six 1 bedroom apartments. NPHDC has also purchased an existing

seven-unit apartment building in Jonestown to be used for affordable housing and to provide space to support operations of the Jonestown food bank. Finally NPHDC, along with Caring Cupboard have acquired 5.5 acres of land in Palmyra. Preliminary design is underway to construct a combined food bank, community center and 12 unit affordable apartment building on the site.

Goal: Improve public housing management (PHAS) score: The Authority has achieved high performer status for the past three years. We will continue to strive to maintain our high level of performance.

Goal: Designate development for particular resident groups: We have renewed the designation of Stevens Towers as an elderly development in 2017. We will continue to monitor the need for any other necessary designations.

Goal: Increase the number and percentage of employed persons in assisted families: As of January 20, 2020 91% of all income received by public housing families came from earned income, social security or pensions. Only 9% of income came from TANF or some other form of public welfare. The data clearly demonstrates our residents' success in obtaining employment.

Goal: Participate in HUD's goal to end homelessness: The Authority has obtained 150 VASH vouchers specifically designated to assist the homeless. In addition, the Authority has obtained funding through the Continuum of Care to provide housing to seriously mentally ill homeless individuals.

Goal: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability. The Authority ensures equal access to all of its housing programs. For example in Lebanon County 2.2% of the population is African American and 9.3% identifies as Hispanic. In the Authority's housing programs 10% of participants are African American and 49% are Hispanic. This data clearly demonstrates that the Authority has succeeded in providing access to all citizens of Lebanon County.

Section B.6. Resident Advisory Board (RAB) Comments

See attached narrative.

Section B.7. Certification by State and Local Officials

See attached certifications.

Section B.8. Troubled PHA

The Authority is not a troubled PHA and does not have a Memorandum of Agreement, Performance Improvement Plan or Recovery Plan in place.

Section C. Statement of Capital Improvements

Included with this plan as attachments are:

Fiscal Year 2018 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2020

Fiscal Year 2019 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2020

Fiscal Year 2020 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2020

Fiscal Year 2020 – 2024 Action Plan – Initial plan outline.

Section C.1 Capital Improvements HUD Approved 5 – Year Action Plan

The 2020 Five Year Plan and related capital improvements was approved by HUD on **06/12/2020**.

ELIGIBILITY, SELECTION & ADMISSIONS POLICIES

ELIGIBILITY, SELECTION & ADMISSIONS POLICIES

Eligibility, tenant selection and admissions policies are explained in detail in the Authority's Public Housing Admissions and Occupancy Policy and the Authority's Section 8 Administrative Plan. Copies of both documents are available at the Authority's Administrative Offices and are also available from the Authority's website – <http://www.lebanoncountyhousing.com>.

A summary of proposed changes to the Public Housing Admissions & Occupancy Policies and the Section 8 Administrative Plan are provided below.

Public Housing Admissions and Occupancy Policy

The only proposed change to the public housing Admissions Policy is to update the annual flat rent amounts as required by HUD regulations. The revised flat rents can be found in attachment 1.

Section 8 Administrative Plan

The only proposed change to the Section Administrative Plan is to modify the local preferences. The Authority proposes elimination of the existing adapted dwelling preference, modifying the residency preference and adding an employment and homeless preference. The reasons for the proposed changes are as follows:

Elimination of the adapted dwelling preference: The Authority established this preference as part of the 2020 Annual Plan, but has since found administration of the preference extremely difficult. At the present time over 300 applicants have claimed the preference, yet only a fraction of those applicants are actually entitled to the preference. As a result, the Authority must spend large amounts of time attempting to determine which of the few applicants are actually entitled to the preference. The processing of other deserving applicants without the preference is therefore significantly delayed. The potential benefit to a very few applicants does not outweigh the resulting disadvantage imposed on all of the other applicants.

Modification of the Residency Preference: Over the years the distinction between housing and employment needs and opportunities between these two adjacent counties has become blurred. Other than the legal boundary, there is no longer a clear distinction between Lebanon and Dauphin counties, particularly in the respective western and eastern areas of the counties. As one example in the Palmyra area, there is a new large warehouse facility that is actually bisected by the county line.

The intention of the Residency preference is to provide housing assistance to the residents of the general local area, and to assist individuals in linking employment opportunities with the housing assistance. Expanding the preference area will better align program practice with program goals.

Employment Preference: One of the goals of the voucher program is to provide increased opportunities for economic mobility for program participants. Program applicants with employment frequently require affordable housing near their place of employment in order to maintain that employment. Providing a working preference enhances the opportunity for low-income families to obtain and maintain employment.

Homeless Preference: The Authority believes it is appropriate to provide homeless individuals the opportunity to obtain voucher assistance prior to applicants who do not qualify for any other type of preference.

The specific preference definitions and respective preference point values are listed below. A matrix showing the various preferences and related point values can be found in the attachment section of this plan.

Chapter 4, Section E – Local Preferences

Delete the existing items 1-4 and insert the following:

1. Residency preference - Families who live, work, or have been hired to work or who are attending school in Lebanon County or Dauphin County. This preference shall be worth fifty (60) points.

2. Domestic Violence Preference - Families who are victims of domestic violence shall receive a preference worth ten (20) points. For the purposes of this preference, the certification process and the definition of domestic violence shall be the same as that used in the most recent version of the Violence Against Woman Act (VAWA) and related implementing regulations published by HUD.

3. Transitional Housing Preference - Families who have been selected to, or are currently participating in, a transitional housing program which receives funding through: McKinney-Vento; HEARTH, HOME; or the Commonwealth of Pennsylvania shall be worth fifteen (18) points. NOTE – To claim this preference the applicant must be referred to the HA by a recognized transitional housing program provider. The applicant MAY NOT claim this preference without a referral from a program provider.

4. Employment/Student preference. Preference shall be given to an applicant household whose head, spouse, co-head or unrelated partner of the head of household. Is employed at least 17 ½ hours per week in a position which generates employment income countable under HUD's definition of Annual Income or is actively receiving Unemployment Compensation related to having been employed at least 17-1/2 hours per week or is currently a full-time student, who is a person carrying a subject load that is considered full-time for day students under the standards and practices of the education institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree. The Employment/Student Preference shall also apply if the head of household, spouse, co-head, or unrelated partner of head of household are age 62 or older or are receiving Social Security Disability, Supplemental Security Income (SSI) or any other payments based on an individual's inability to work. This preference shall be worth 10 points

5. Homeless Preference - An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground. This preference shall be worth 5 points.

**Capital Fund
Annual Performance and Evaluation Reports
2018, 2019 and 2020**

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250118 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2018		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		201,942.40	201,942.40	201,942.40	28,011.50	
PHA Wide	Administration	1410		93,918.60	93,918.60	93,918.60	-	
					-		-	
				-				
	Total Agency Wide			295,861.00	295,861.00	295,861.00	28,011.50	
PA052P0001	Install Sprinkler System	1460	1	271,941.00	219,888.00	219,888.00		
PA052P0001	Repair curbs and sidewalks and curbcuts	1450	1000 SF	35,601.00	99,500.00	99,500.00	99,500.00	
	Total PA052P0001			307,542.00	319,388.00	319,388.00		
						-	-	
PA052P002	Accessibility Improvements Webster	1460	2	140,000.00	142,000.00	142,000.00	142,000.00	
	Total PA052P0002			140,000.00	142,000.00	142,000.00	142,000.00	
PA052P003	Roof Replacements Gloninger/Cedar	1460	66	-	189,272.00	189,272.00	189,272.00	
	Total PA052P003			-	189,272.00	189,272.00	189,272.00	
						-	-	
				-		-	-	
	TOTAL FY 2018			743,403.00	946,521.00	946,521.00	548,555.50	
						-	-	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250119 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2019		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		201,942.00	201,942.00	201,942.00	-	
PHA Wide	Administration	1410		93,500.00	93,500.00	93,500.00	-	
					-		-	
				-				
	Total Agency Wide			295,442.00	295,442.00	295,442.00		
PA052P0001	Replace Emergency Generator Washington Arms	1475		80,140.00	-			Potential move to 20
PA052P0001	Sprinkler System Ceilings			-	145,000.00			
	Total PA052P0001			80,140.00	145,000.00			
						-	-	
PA052P0002	Replace Boilers Webster	1460	49	122,500.00	-			Potential move 20
PA052P0002	Underslab Venting Webster	1460	49		49,500.00			
PA052P0002	Underslab Venting Modular Units	1460	16	-	40,000.00			
	Total PA052P0002			122,500.00	89,500.00			
						-	-	
PA052P0003	Renovate dwelling bathroom, kitchens and install new flooring Gloninger Meadows	1460	15	399,080.00	321,484.00	-	-	
PA052P0003	Roof Replacemnt Gloninger Cedar			-	135,506.00	135,506.00	135,506.00	
	Total PA052P0003			399,080.00	456,990.00			
						-	-	
	TOTAL FY 2019			897,162.00	986,932.00	295,442.00	-	
						-	-	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Lebanon			Grant Type and Number Capital Fund Program Grant No: PA26P05250120 CFFP (Yes/No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2020		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	*Revised	Funds Obligated	**Funds Expended	
PHA Wide	Debt Service Bond Payment	9901		202,195.00				
PHA Wide	Administration	1410		93,000.00				
	Total Agency Wide			295,195.00				
PA052P0003	Underslab venting City & Modulars	1460	39	117,000.00				
PA052P0003	Renovate dwelling bathroom, kitchens and install new flooring Gloninger Meadows/Cedar Court	1460	20	534,326.00				
	Total PA052P0003			651,326.00				
	TOTAL FY 2020			946,521.00				

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

** To be completed for the Performance and Evaluation Report

**Capital Fund
Five Year Plan 2020 – 2024**

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 8/31/2011

Part I: Summary						
PHA Name/Number Lebanon County Housing PA052		Locality (City/County & State) Lebanon, PA Lebanon County			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2020	Work Statement for Year 2 FFY 2021	Work Statement for Year 3 FFY 2022	Work Statement for Year 4 FFY 2023	Work Statement for Year 5 FFY 2024
B.	Physical Improvements Subtotal	Annual Statement	\$681,729	\$681,327	\$631,729	\$681,327
C.	Management Improvements		0	0	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		0			0
E.	Administration		\$98,000	\$98,000	\$98,000	\$98,000
F.	Other		0	0	\$50,000	0
G.	Operations		0	0	0	0
H.	Demolition		0	0	0	
I.	Development		0	0	0	
J.	Capital Fund Financing – Debt Service		\$201,793	\$202,195	\$201,793	\$202,195
K.	Total CFP Funds		0	0	0	0
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$981,522	\$981,522	\$981,522	\$981,522

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2020</u>	Work Statement for Year <u>2021</u> FFY <u>2021</u>		Work Statement for Year: <u>2022</u> FFY <u>2022</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	NONE		NONE	
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2020</u>	Work Statement for Year <u>2023</u> FFY <u>2023</u>		Work Statement for Year: <u>2024</u> FFY <u>2024</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	NONE		NONE	
Annual Statement				
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

Comments

Certifications

Attachments

Attachment 1 – Public Housing Revised Flat Rents

Attachment 2 – Section 8 Revised Admission Preferences

Lebanon County Housing
Section 8 Voucher Program - Application Preferences

Residency	Domestic Violence	Transitional Housing	Working	Homless	Total Points
60	20	18	10	5	113
60	20	18	10	0	108
60	20	18	0	0	98
60	0	18	10	5	93
60	0	0	10	5	75
60	20	0	0	0	80
60	0	18	0	0	78
60	0	0	10	5	75
60	0	0	10	0	70
60	0	0	0	5	65
60	0	0	0	0	60
0	20	18	10	5	53
0	20	18	10	0	48
0	20	18	0	0	38
0	0	18	10	5	33
0	0	18	10	0	28
0	20	0	0	0	20
0	0	18	0	0	18
0	20	0	0	0	20
0	0	0	10	5	15
0	0	0	10	0	10
0	0	0	0	5	5
0	0	0	0	0	0

Preference Points

Residency	60	Domestic Violence	20
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Transitional Housing	18	Working	10
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Homless	5
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For preferences definitions see Chapter 4 of the Administrative Plan

Section 9 Administrative Plan

Chapter 4, Section E – Local Preferences

Delete the existing items 1-4 and insert the following:

1. Residency preference - Families who live, work, or have been hired to work or who are attending school in Lebanon County or Dauphin County. This preference shall be worth fifty (60) points.

2. Domestic Violence Preference - Families who are victims of domestic violence shall receive a preference worth ten (20) points. For the purposes of this preference, the certification process and the definition of domestic violence shall be the same as that used in the most recent version of the Violence Against Woman Act (VAWA) and related implementing regulations published by HUD.

3. Transitional Housing Preference - Families who have been selected to, or are currently participating in, a transitional housing program which receives funding through: McKinney-Vento; HEARTH, HOME; or the Commonwealth of Pennsylvania shall be worth fifteen (18) points. NOTE – To claim this preference the applicant must be referred to the HA by a recognized transitional housing program provider. The applicant MAY NOT claim this preference without a referral from a program provider.

4. Employment/Student preference. Preference shall be given to an applicant household whose head, spouse, co-head or unrelated partner of the head of household. Is employed at least 17 ½ hours per week in a position which generates employment income countable under HUD's definition of Annual Income or is actively receiving Unemployment Compensation related to having been employed at least 17-1/2 hours per week or is currently a full-time student, who is a person carrying a subject load that is considered full-time for day students under the standards and practices of the education institution attended. An educational institution includes a vocational school with a diploma or certificate program, as well as an institution offering a college degree. The Employment/Student Preference shall also apply if the head of household, spouse, co-head, or unrelated partner of head of household are age 62 or older or are receiving Social Security Disability, Supplemental Security Income (SSI) or any other payments based on an individual's inability to work. This preference shall be worth 10 points

5. Homeless Preference - An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground. This preference shall be worth 5 points.