

**LEBANON COUNTY  
HOUSING AUTHORITY**



***2024 ANNUAL PLAN UPDATE***

**To the**

**Five Year Plan  
Fiscal Years 2020 - 2025**



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 2024 Flat Rents

\* Indicates plan items that have remain unchanged since publication of the 2022- 2026 Five Year Plan.

# **PLAN TEMPLATE- HUD 50075-ST**

<b>Annual PHA Plan</b> <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: 03/31/2024
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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> <b>PHA Name:</b> _____ Housing Authority of the County of Lebanon _____ <b>PHA Code:</b> <u>PA052</u> _____  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2024</u> _____  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>403</u> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>775</u> _____ <b>Total Combined Units/Vouchers</b> <u>1177</u> _____  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> PHAs must have the elements listed below 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"/> <b>PHA Consortia:</b> (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: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">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:																							
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B.	Plan Elements
B.1	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" 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><b>New Activities.</b></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 checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" 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><b>Progress Report.</b></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.4	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Two findings: Improve financial reporting and quality control inspections were not performed.</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p><b>Troubled PHA.</b></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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

<p><b>Fair Housing Goal:</b> <u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>The Housing Authority allows applicants the opportunity and options to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or disability. We offer housing in different school districts, various community regions with different sources of suburban and city living.</b></p>
<p><b>Fair Housing Goal:</b> <u>Describe fair housing strategies and actions to achieve the goal</u></p>
<p><b>Fair Housing Goal:</b> <u>Describe fair housing strategies and actions to achieve the goal</u></p>

# Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

## A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

## B. Plan Elements. All PHAs must complete this section.

### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))



**Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2011-47)

**Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

#### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." ([24 CFR §903.9](#))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Attachment to 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:

- 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 2023. 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 plans to begin researching opportunities for RAD conversion for its PA052000003 AMP, Gloninger Meadows Development. This development of 25 units was recently renovated. The Authority also plans to ask HUD for approval of vacancies due to modernization of units. The Authority was awarded a grant for Radon Testing and Mitigation for its family Public Housing units. The Authority was also awarded a grant for Housing Related Hazards for its Webster Manor family units in PA052000002 AMP.

### **Section B.3. Civil Rights Certification**

Included as an attachment to the plan.

### **Section B.4. Fiscal Year Audit**

There were two findings for the fiscal year audit July 2021 to June 2022. Both items have been corrected.

### **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 has a long standing relationship with the Nonprofit Housing Development Corporation (NPHDC) which purchased an existing office building in Cleona and converted it into six 1 bedroom apartments. 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 2023. 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 1.91% of the population is African American and 13.74% 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.

Goal: The Authority has partnered with Lebanon County to administer the Emergency Rental Assistance Program (ERAP) to help individuals who need assistance with rent and utilities due to COVID related financial difficulties. This program ended in February 2024 after over \$12.4 million.

## **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 2019 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2021

Fiscal Year 2020 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2021

Fiscal Year 2021 Capital Improvements Grant – Annual performance and evaluation report for the year ended December 31, 2021

Fiscal Year 2024 – 2028 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 **05/04/2022**.

## **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**

There are no proposed change to the Section Administrative Plan.



**Capital Fund  
Five Year Plan 2024 – 2028**

**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

<b>Part I: Summary</b>						
PHA Name/Number Lebanon County Housing PA052		Locality (City/County & State) Lebanon, PA Lebanon County			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028
B.	Physical Improvements Subtotal	Annual Statement	\$1,258,174	\$1,258,174	\$1,248,174	\$1,258,174
C.	Management Improvements		0	0	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		\$139,797	\$139,797	\$139,797	\$139,797
F.	Other		0	0	\$10,000	0
G.	Operations		0	0	0	0
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		\$0	\$0	\$0	\$0
K.	Total CFP Funds		0	0	0	0
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$1,397,971	\$1,397,971	\$1,397,971	\$1,397,971

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)

PHA Name/Number : Lebanon County Housing PA052		Locality (City/county & State) Lebanon, PA Lebanon County			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028
	Agency Wide	<b>Annual Statement</b>	\$139,797	\$139,797	\$149,797	\$139,797
	PA052P0001		\$0	\$10,000	\$0	\$25,000
	PA052P0002		\$142,500	\$428,524	\$0	\$616,587
	PA052P0003		\$1,115,674	\$819,650	\$1,248,174	\$616,587
		<b>TOTAL</b>	<b>1,397,971</b>	<b>1,397,971</b>	<b>1,397,971</b>	<b>1,397,971</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025			Work Statement for Year: 3 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	Agency Wide – Administration	N/A	139,797	Agency Wide – Administration	N/A	139,797
See						
Annual Statement		<b>Total Agency Wide</b>	<b>139,797</b>		<b>Total Agency Wide</b>	<b>139,797</b>
	PA052P003 Cedar Court – general interior renovations	41 units	604,674	PA052P001 Washington Arms – general interior renovations	58 units	10,000
	PA052P003 Area 3 – renovate units for handicap accessibility	3 units	400,000	PA052P002 Webster Manor – general interior renovations	98 units	428,524
	PA052P003 Area 3 – under slab ventilation	74 units	111,000	PA052P003 Cedar Court – general interior renovations	41 units	819,650
	PA052P002 Area 2 – under slab ventilation	95 units	142,500			
		<b>Total Developments</b>	<b>1,258,174</b>		<b>Total Developments</b>	<b>1,258,174</b>
		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2024	Work Statement for Year 4 FFY 2027			Work Statement for Year: 5 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Agency Wide – Administration	N/A	139,797	Agency Wide – Administration	N/A	139,797
Annual	Curb and Sidewalk Replacement Various Sites	2,500 SF	10,000			
Statement		<b>Total Agency Wide</b>	<b>149,797</b>		<b>Total Agency Wide</b>	<b>139,797</b>
	PA052P003 Cedar Court – general interior renovations	41 units	1,096,035	PA052P001 Washington Arms – general interior renovations	58 units	25,000
	PA052P003 Area 3 – renovate units for handicap accessibility	3 units	152,139	PA052P002 Webster Manor – general interior renovations	98 units	616,587
				PA052P003 Area 3 – general interior renovations	41 units	616,587
		<b>Total Developments</b>	<b>1,248,174</b>		<b>Total Developments</b>	<b>1,258,174</b>
		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>

Revised 02/15/2021

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2024</u>	Work Statement for Year <u>2025</u> FFY <u>2025</u>		Work Statement for Year: <u>2026</u> FFY <u>2026</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

<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY <u>2024</u>	Work Statement for Year <u>2027</u> FFY <u>2027</u>		Work Statement for Year: <u>2028</u> FFY <u>2028</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

## Comments



## ***RESIDENT ADVISORY BOARD (RAB)***

February 23, 2024  
1:00 PM

Stevens Tower Community Room

A regular meeting of the Lebanon County Housing Authority's Resident Advisory Board was held on February 23, 2024 at 1:00p at Stevens Tower Community Room.

RAB Members: Henrietta Treadwell, Nancy Clay, Randall Poole, James Williams

Housing Authority Staff: Karen Raugh, Linette Sanchez, Kristin Kuhns

Absent: Pablo Hernandez, Gary Lowe

1. Ms. Raugh welcomed everyone at 1:05pm and everyone went around the room to introduce themselves.
2. Waiting List Status -
  - a. Ms. Raugh advised the board we reopened our Section 8 waiting list on July 5, 2023. We currently have approximately 2,084 people on the waiting list. It takes about a year to get through this list.
  - b. Ms. Raugh explained our public housing waiting list is very large with 8,283 applicants. There are 2,365 people waiting for 1 bedroom or efficiency apartments, 3,004 people waiting for 2 bedroom apartments, 2,067 people waiting for 3 bedroom apartments, 557 people waiting for 4 bedroom apartments, and 90 people waiting for 5 bedroom apartments. Most people who sign up for the public housing waiting list will wait 2 to 3 years to have their name come to the top of the list to see if they're eligible.
3. Ms. Raugh explained the Federal Budget has not yet been passed a budget for 2024, which would have been passed for October 1, 2023 – September 30, 2024. Without having a budget we do not know what our numbers will be for housing or Section 8 yet. We are operating on a continuing resolution, which is keeping us at the same as the year before for the time being.
4. Ms. Raugh discussed the Capital Fund Program and upgrades being done at Stevens Towers. Both elevators needed upgrading which cost around \$850,000. Center Street, also known as Gloninger, we just finished renovating the units there for a cost around \$3 million.
5. Public Housing Update -
  - a. Ms. Raugh explained the updated staff changes. Susie Galbraith will now be the Property Manager for Area 1, which is Stevens Towers and Washington Arms. Linette Sanchez is moving to Palmyra Interfaith Manor, which is not Public Housing or Section 8, but it is a multi-family building that still receives subsidy. Patty Stine will be overseeing the Family Units which consists of Lafayette Street, Cedar Court, and Webster Manor. We also added a new Property Manager Assistant, Abbey Raugh. Lastly, Kayla Ginder will be moving to our Tax Credit buildings, which are Markethouse Place, Palmview, and Quitti. We feel they will do good work where they'll be going at these new positions.
  - b. The new flat rent amounts are what get paid when people who are in public housing or on Section 8, which is equal to or above 30% what the flat rate is, for example, the flat rate for a small 1 bedroom is \$651 currently, it will be going to \$683 effective May 1, 2024.

6. Ms. Raugh explained that when the Section 8 waiting list was reopened in July 2023, we held a meeting for Landlord who wanted information on Section 8 and discussed incentives they would receive when they accept Section 8 vouchers. We have clients that want to get into Section 8, but there are not enough landlords accepting Section 8. We are trying to get more landlords to accept the vouchers by offering the incentives. There are a lot of people looking for places to live.
7. The Annual Agency Plan is the paperwork that is given to HUD. Essentially what HUD wants to know is over the next 5 years, what we are planning to do with the money they give us in the current year, which is approximately \$1,397,000. We take 10% out of that for administrative costs. By 2025, we no longer have to pay anything on the Stevens Towers debt service bond, so we have an extra \$200,000 that we will get to pay. For 2025, we are going to start renovations on Cedar Court – public housing development – which \$604,000 has been allocated to. We are also allocating \$400,000 to renovate 3 handicapped units in Area 3. We were awarded a grant to cover installing radon mitigation systems that were over 4.0 pica liters, so 48 out of 265 units will be covered by the grant. We are also installing radon mitigation systems in the other 217 units and will be using capital fund money to pay for the rest. In 2026, we are going to do some light interior renovations to Washington Arms for about \$10,000. There is also \$819,000 allocated for Cedar Court and \$428,000 at Webster Manor. We received a \$5 million grant to convert all of Webster Manor from gas to electric so they don't have to worry about any carbon monoxide issues. In 2027, we will be putting \$1,096,000 toward the ADA units at Cedar Court. There is also some money set aside for curb and sidewalks at various sites. In the last year, 2028, we have allotted for general interior renovations of \$25,000 for Washington Arms. Webster Manor will get another \$616,000 for renovations and Area 3 general interior renovations \$616,000.
8. Ms. Clay requested where the sidewalk meets the parking lot at Stevens Tower be addressed because walkers cannot smoothly go over it and they get stuck. Ms. Raugh indicated that falls under the curb and sidewalk repairs, but it needs repaired nearly every 5-7 years due to settling. Ms. Raugh presented that at the Tax Credit buildings the carpet and paint have been upgraded and a new canopy is being put up at Markethouse Plaza. Ms. Clay commented that the new elevators at Stevens Towers are nice and faster now. Ms. Raugh advised that new inspections were performed at Markethouse Plaza and we scored 84.4%. This is a brand new type of inspection called NSpire, formerly REAC. New CO2 detectors have been installed in all units and we now need to go back through and install GFCI outlets near water sources. Ms. Raugh explained where the \$5 million grant came from for the conversion at Webster Manor being from Lead Hazards and Healthy Homes at HUD.
9. There being no further discussed, the annual meeting was adjourned at 1:27pm.

## **PUBLIC NOTICE**

The Agency's Five Year Plan for fiscal years 2024-2028 has been prepared by the Lebanon County Housing Authority. The plan is available for inspection Monday – Friday 8:30 – 4:00 at the Authority's offices in Lebanon located at 1220 Mifflin Street or on the Authority's website – [www.lebanoncountyhousing.com](http://www.lebanoncountyhousing.com). The Agency Plan includes the 2024 proposed annual and five year projected Capital Fund Program (CFP) budgets, as well as Annual Performance and Evaluation Reports for all open CFP funding years. Also included are the proposed flat rent amounts for the Public Housing Program and various regulatory changes to the Public Housing Admissions and Occupancy Policy and Section 8 Administrative Plan.

A public hearing on the Plan will be held on April, 10, 2024 at 2:45 P.M at 1220 Mifflin Street, Lebanon. Any resident, participant or member of the public may participate in the public hearing. Written comments will be accepted until the date of the public hearing and may be sent to the attention of Karen Raugh, Executive Director, Lebanon County Housing Authority, P.O. Box 420, Lebanon, PA 17042.

Karen Raugh  
Executive Director

**Lebanon County Housing Authority**  
**2024 -2028 Five Year Plan**  
**Public Hearing Summary – April 10, 2024**

On April 10, 2024 a public hearing was held to review the Authority's 2024-2028 Annual Plan. The meeting was held at 1220 Mifflin Street, Lebanon, PA. Notice of the hearing was provided directly to all residents and members of the public were notified of the meeting date and time as advertised in the Lebanon Daily News.

The meeting was called to order at 2:45 PM by Authority Executive Director, Karen Raugh. Those in attendance in addition to Ms. Raugh were: board members Joseph Connor and Leroy Leach. In addition, Authority staff members Dan Lyons, Brenda Raver, Kristin Kuhns and Dave Fitzkee participated. Guests included Jackie Parker of the City of Lebanon Land Bank Board, Jessica Kosoff and Craig Gates of the Lebanon County Redevelopment Authority Board, and Commissioner Jo Ellen Litz. No members of the public attended. NOTE - The Authority historically has had little to no participation by any interested parties at the Annual Plan public hearing, whether held in person or by teleconference.

Authority Executive Director, Karen Raugh, presented a very brief overview of the plan contents to the Authority Board Members and those present. On March 13, 2024 a draft of the plan was distributed to the Board, posted on the Authority's website and copies were available at each Authority office. All residents and participants were notified of the availability of the draft plan on March 8, 2024 and invited to submit comments.

Finally, the draft plan was extensively discussed with members of the Authority's resident advisory board at their meeting on February 23, 2024. Because there had been no substantial changes since the draft plan was published and since no public comments of any sort had been received to date, further detailed discussion of the plan was deemed unnecessary. The meeting was adjourned at 2:58 PM.

Kristin Kuhns

Executive Administrative Assistant

## **Certifications**

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

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

I, Robert Phillips, the Commissioner Chairman  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the Housing Authority of the County of Lebanon is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

County of Lebanon, PA  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.


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

Name of Authorized Official: Robert Phillips	Title: Commissioner
Signature: 	Date: <u>3/18/2024</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

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

I, Angela Susten, the Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the Housing Authority of the County of Lebanon is consistent with the  
*PHA Name*


Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Commonwealth of Pennsylvania  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

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

Name of Authorized Official:	Title:
Angela Susten	Director, DCED's Center for Community and Housing Development
Signature: 	Date: 03/22/2024

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

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

I, Sherry Capello, the Mayor  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the Housing Authority of the County of Lebanon is consistent with the  
*PHA Name*


Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Lebanon, PA  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

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

Name of Authorized Official:	Title:
Sherry Capello	Mayor of the City of Lebanon
Signature: 	Date: <u>3/21/24</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**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

<b>Part I: Summary</b>		Locality (City/County & State) Lebanon, PA Lebanon County		<input checked="" type="checkbox"/> Original 5-Year Plan		Revision No:
PHA Name/Number PA052	Lebanon County Housing	Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025	Work Statement for Year 3 FFY 2026	Work Statement for Year 4 FFY 2027	Work Statement for Year 5 FFY 2028
A.	Development Number and Name					
B.	Physical Improvements Subtotal	Annual Statement	\$1,258,174	\$1,258,174	\$1,248,174	\$1,258,174
C.	Management Improvements		0	0	0	0
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0
E.	Administration		\$139,797	\$139,797	\$139,797	\$139,797
F.	Other		0	0	\$10,000	0
G.	Operations		0	0	0	0
H.	Demolition		0	0	0	0
I.	Development		0	0	0	0
J.	Capital Fund Financing -- Debt Service		\$0	\$0	\$0	\$0
K.	Total CFP Funds		0	0	0	0
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$1,397,971	\$1,397,971	\$1,397,971	\$1,397,971



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

Work Statement for Year 1 FFY 2024	Work Statement for Year 2 FFY 2025			Work Statement for Year 3 FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Agency Wide – Administration	N/A	139,797	Agency Wide – Administration	N/A	139,797
		<b>Total Agency Wide</b>	<b>139,797</b>		<b>Total Agency Wide</b>	<b>139,797</b>
	PA052P003 Cedar Court – general interior renovations	41 units	604,674	PA052P001 Washington Arms – general interior renovations	58 units	10,000
	PA052P003 Area 3 – renovate units for handicap accessibility	3 units	400,000	PA052P002 Webster Manor – general interior renovations	98 units	428,524
	PA052P003 Area 3 – under slab ventilation	74 units	111,000	PA052P003 Cedar Court – general interior renovations	41 units	819,650
	PA052P002 Area 2 – under slab ventilation	95 units	142,500			
		<b>Total Developments</b>	<b>1,258,174</b>		<b>Total Developments</b>	<b>1,258,174</b>
		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>

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

Work Statement for Year 1 FFY 2024	Work Statement for Year 4 FFY 2027			Work Statement for Year: 5 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	Agency Wide – Administration	N/A	139,797	Agency Wide – Administration	N/A	139,797
Annual	Curb and Sidewalk Replacement Various Sites	2,500 SF	10,000			
Statement		<b>Total Agency Wide</b>	<b>149,797</b>		<b>Total Agency Wide</b>	<b>139,797</b>
	PA052P003 Cedar Court – general interior renovations	41 units	1,096,035	PA052P001 Washington Arms – general interior renovations	58 units	25,000
	PA052P003 Area 3 – renovate units for handicap accessibility	3 units	152,139	PA052P002 Webster Manor – general interior renovations	98 units	616,587
		<b>Total Developments</b>	<b>1,248,174</b>	PA052P003 Area 3 – general interior renovations	41 units	616,587
				<b>Total Developments</b>	<b>Total Developments</b>	<b>1,258,174</b>
		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>		<b>Subtotal of Estimated Cost</b>	<b>1,397,971</b>

Revised 02/15/2021



**Capital Fund Program—Five-Year Action Plan**

**Part III: Supporting Pages – Management Needs Work Statement(s)**

Work Statement for Year I FFY 2024 Sec Annual Statement	Work Statement for Year <u>2027</u> FFY <u>2027</u>		Work Statement for Year: <u>2028</u> FFY <u>2028</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	NONE		NONE	
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	\$0

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning \_2023 \_\_\_, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Lebanon

PA052

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20\_\_24\_\_ - 2028

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

Name of Executive Director

Name Board Chairman

Karen Raugh

March 15, 2024

Joseph Connor

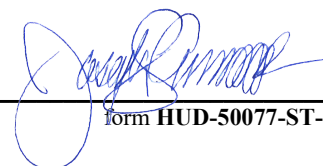
March 15, 2024

Signature



Date

Signature



Date



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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

## **Attachments**

**Flat Rents - Area 1 Senior Communities**  
**Effective May, 2024**

1	2	3	4	5	6	7	8	9	10	11
<i>Bedrooms</i>	<i>Number Of Units</i>	<b>Current Flat Rents</b>	<i>Total Annual Income Current Flat Rents</i>	<i>Current Annual Cost By Bedroom</i>	<i>Current Annual Operating Cost Per Unit Per Month</i>	<i>80% of FMR Test</i>	<i>5% Limit Test (3 *1.05)</i>	<i>Most Recent Published FMR</i>	<b>*New Flat Rents Not less than column 8 but not greater than column 9</b>	<i>Total Annual Income New Flat Rents</i>
WA 0 BR	25	\$645	\$193,500	\$337,951	\$1,127	\$717	\$677.25	\$ 896	\$677	\$203,175
St Small 1 BR	20	\$651	\$156,240	\$270,361	\$1,127	\$761	\$683.55	\$951	\$683	\$163,920
ST Stand 1 BR	40	\$651	\$312,480	\$540,721	\$1,127	\$761	\$683.55	\$951	\$683	\$327,840
ST Large 1 BR	20	\$706	\$169,440	\$270,361	\$1,127	\$761	\$741.30	\$951	\$741	\$177,912
WA 1 BR	28	\$651	\$218,736	\$378,505	\$1,127	\$761	\$683.55	\$951	\$683	\$229,488
WA 2 BR	5	\$838	\$50,280	\$135,180	\$2,253	\$980	\$879.90	\$1,225	\$879	\$52,740
<b>TOTALS</b>	<b>138</b>		\$1,100,676	\$1,933,078			<b>Total Income New Flat Rents</b>			\$1,155,075

12	13	14	15	16	17	18	19	20	21	22
<i>Total Annual Operating Budget Costs</i>	<i>Total 2023 PHA Wide Cap Fund</i>	<i>Cap Fund Per Unit</i>	<i>Cap Fund Allocated To AMP</i>	<i>Total Operating Cost</i>	<b>Total Operating Costs as a % of total income from New flat rents</b>	<i>Bedroom Size</i>	<i>Dollar Change</i>	<i>Percent Change</i>	<i>Total Bedrooms</i>	<i>Operating Cost Per Bedroom Per Year and Month</i>
\$1,454,368	\$1,397,971	\$3,469	\$478,710	\$1,933,078	<b>0.598</b>	0	\$32	5.00%	143	\$13,518
						Standard 1	\$32	4.92%		\$1,127
						ST Large 1	\$35	5.00%		
						2	\$41	4.89%		
						3				
						4				
						5				

2024 FMR Information- Effective 09/01/2022			
BR	2023	2024	% Change
0	\$ 793	\$ 896	12.99%
1	\$ 838	\$ 951	13.48%
2	\$ 1,090	\$ 1,225	12.39%
3	\$ 1,379	\$ 1,546	12.11%
4	\$ 1,464	\$ 1,631	11.41%
5	\$ 1,684	\$ 1,876	11.38%

Flat rents shall be not less than 80% of FMRs. Annual increase is limited to 5%. \* New rents are rounding to the nearest \$5.00 without exceeding the 5% test

**Flat Rents - Area 2 Parkview Properties  
Effective May, 2024**

1	2	3	4	5	6	7	8	9	10	11
Bedrooms	Number Of Units	Current Flat Rents	Total Annual Income Current Flat Rents	Current Annual Cost By Bedroom	Current Annual Operating Cost Per Unit Per Month	80% of FMR Test	5% Limit Test (3 *1.05)	Most Recent Published FMR	*New Flat Rents Not less than column 8 but not greater than column 9	Total Annual Income New Flat Rents
0	0									
1	8	\$670	\$64,320	\$35,913	\$374	\$761	\$703.50	\$951	\$703	\$67,488
2	35	\$872	\$366,240	\$314,240	\$748	\$980	\$915.60	\$1,225	\$915	\$384,300
3	66	\$1,103	\$873,576	\$888,849	\$1,122	\$1,237	\$1,158.15	\$1,546	\$1,158	\$917,136
4	24	\$1,257	\$362,016	\$430,957	\$1,496	\$1,305	\$1,319.85	\$1,631	\$1,319	\$379,872
5	2	\$1,445	\$34,680	\$44,891	\$1,870	\$1,501	\$1,517.25	\$1,876	\$1,517	\$36,414
<b>TOTALS</b>	<b>135</b>		\$1,700,832	\$1,714,851			<b>Total Income New Flat Rents</b>			\$1,785,210

12	13	14	15	16	17	18	19	20	21	22
Total Annual Operating Budget Costs	Total 2023 PHA Wide Cap Fund	Cap Fund Per Unit	Cap Fund Allocated To AMP	Total Operating Cost	Total Operating Costs as a % of total income from New flat rents	Bedroom Size	Dollar Change	Percent Change	Total Bedrooms	Operating Cost Per Bedroom Per Year and Month
						0			382	\$4,489
\$1,246,548	\$1,397,971	\$3,469	\$468,303	\$1,714,851	1.041	1	\$33	4.93%		\$374
						2	\$55	4.93%		
						3	\$62	4.99%		
						4	\$62	4.93%		
						5	\$72	5.00%		

2024 FMR Information- Effective 09/01/2022			
BR	2023	2024	% Change
0	\$ 793	\$ 896	12.99%
1	\$ 838	\$ 951	13.48%
2	\$ 1,090	\$ 1,225	12.39%
3	\$ 1,379	\$ 1,546	12.11%
4	\$ 1,464	\$ 1,631	11.41%
5	\$ 1,684	\$ 1,876	11.38%

Flat rents shall be not less than 80% of FMRs. Annual increase is limited to 5%. \* New rents are rounding to the nearest \$5.00 without exceeding the 5% test

**Flat Rents - Area 3 Southside Property Management  
Effective May, 2024**

1	2	3	4	5	6	7	8	9	10	11
Bedrooms	Number Of Units	Current Flat Rents	Total Annual Income Current Flat Rents	Current Annual Cost By Bedroom	Current Annual Operating Cost Per Unit Per Month	80% of FMR Test	5% Limit Test (3 *1.05)	Most Recent Published FMR	*New Flat Rents Not less than column 8 but not greater than column 9	Total Annual Income New Flat Rents
0	0									
1	1	\$670	\$8,040	\$5,104	\$425	\$761	\$703.50	\$951	\$703	\$8,436
2	63	\$872	\$659,232	\$643,112	\$851	\$980	\$915.60	\$1,225	\$915	\$691,740
3	52	\$1,103	\$688,272	\$796,234	\$1,276	\$1,237	\$1,158.15	\$1,546	\$1,158	\$722,592
4	14	\$1,257	\$211,176	\$285,828	\$1,701	\$1,305	\$1,319.85	\$1,631	\$1,319	\$221,592
	0									
<b>TOTALS</b>	<b>130</b>		\$1,566,720	\$1,730,277					<b>Total Income New Flat Rents</b>	\$1,644,360

12	13	14	15	16	17	18	19	20	21	22
Total Annual Operating Budget Costs	Total 2023 PHA Wide Cap Fund	Cap Fund Per Unit	Cap Fund Allocated To AMP	Total Operating Cost	Total Operating Costs as a % of total income from New flat rents	Bedroom Size	Dollar Change	Percent Change	Total Bedrooms	Operating Cost Per Bedroom Per Year and Month
						0			339	\$5,104
\$1,279,319	\$1,397,971	\$3,469	\$450,958	\$1,730,277	0.950	1				\$425
						2	\$55	4.93%		
						3	\$62	4.99%		
						4	\$62	4.93%		
						5				

2024 FMR Information- Effective 09/01/2022			
BR	2023	2024	% Change
0	\$ 793	\$ 896	12.99%
1	\$ 838	\$ 951	13.48%
2	\$ 1,090	\$ 1,225	12.39%
3	\$ 1,379	\$ 1,546	12.11%
4	\$ 1,464	\$ 1,631	11.41%
5	\$ 1,684	\$ 1,876	11.38%

Flat rents shall be not less than 80% of FMRs. Annual increase is limited to 5%. \* New rents are rounding to the nearest \$5.00 without exceeding the 5% test