

FY 2012 ANNUAL PLAN
CITY OF EASTON, PENNSYLVANIA

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Annual Action Plan

The CPMP Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

Narrative Responses

ACTION PLAN

Annual Action Plan includes the [SF424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Priorities and Actions

During Fiscal Year (FY) 2012, the City of Easton will fund activities in furtherance of the objectives and priorities identified in the Strategic Plan for the five years from 2010 to 2014.

The Strategic Plan identified the following Housing and Community Development goals and objectives:

HOUSING GOALS AND OBJECTIVES

- **Rehabilitation of Existing Housing Stock:** Promote the rehabilitation and preservation of Easton's existing housing stock through the various rehabilitation programs and code enforcement activities.

Objective: Acquire five (5) units for rehabilitation and resale to income eligible buyers over the next five years.

Objective: Aid in the prevention of slum and blight areas and the promotion of safe, decent housing by inspecting 10,545 structures per year (52,725 units over five years) for minimum compliance with local codes by health and code enforcement officers.

Objective: Assist 20 households over the next five years through the Single-Family Rehabilitation Program (funded through yearly State of Pennsylvania HOME funds allocation). This projection is subject to change based on the availability of funds from the State.

Objective: Assist three (3) households per year with repairs including but not limited to repair or replacement of heating system, hot water heaters, and other vital household infrastructure. Referrals from this program will be required from code officers, health code officers, and/or police and fire personnel.

- **Homeownership Opportunities:** Expand homeownership opportunities for very low and low income individuals and households. The City of Easton will consider the challenge of increasing the percentage of homeowners in the community by assisting current City residents who are renting to make the transition to homeownership.

Objective: Over the next five years, provide homeownership counseling to 50 first-time homebuyer households through the Community Action Committee of the Lehigh Valley (CACLV).

Objective: Continue to support the efforts of Neighborhood Housing Services of the Lehigh Valley (NHSLV) in providing down payment and closing cost assistance to first-time homebuyers with very low and low incomes.

Objective: Provide homeownership opportunities to two (2) homebuyers through the Neighborhood Stabilization Program, six (6) units through the EDI grant, and two (2) units through CDBG funding.

- **Rental Housing Activities:**

Objective: Continue to support the Easton Housing Authority's HOPE VI grant in the creation of 96 affordable rental housing units.

Objective: Support actions by other organizations to create decent affordable rental housing for special needs populations.

HOMELESS GOALS AND OBJECTIVES

- **Homeless Activities:** Work with local nonprofit organizations and social service agencies to provide supportive services to the homeless population and to those at-risk of becoming homeless, including area youth.

Objective: Assist 200 individuals per year (1,000 total over five years) through the Clients to Success (CTS) Program administered by the Easton Area Neighborhood Center, Inc. (EANC). Through the CTS program, EANC works with low income clients to improve their self-sufficiency and independence. This program supports the goal of homeless prevention.

Objective: Continue to rent space to Safe Harbor for operation of its emergency shelter for \$1 per year. Safe Harbor's emergency shelter has space for 26 men and women. Safe Harbor also provides life skills counseling, meals, and referral services.

NON-HOUSING COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

- **Public Facility Improvements:** Public facility improvements in the City of Easton are important to supporting the quality of life by providing adequate space for the provision of services, holding of events that bring the community together, and addressing public safety concerns. In addition, Easton's various public facilities also support the need for open space and recreation amidst the City's urban setting.

Objective: The City's long-term goal is to assist with public facilities improvements at 10 public facilities throughout the City. Projects can include rehabilitation, repairs, accessibility improvements, and other enhancements to public facilities, such as parks and playgrounds safety replacements, police and fire stations, parking facilities, City parks, and City Hall.

- **Infrastructure Improvements:** Public infrastructure in many CDBG-eligible areas of Easton is inadequate for current demands. Priority projects in the infrastructure category include the reconstruction of streets and sidewalks that are heavily traveled and in need of repair (including repaving, streetscape beautification, tree planting, and curb cut improvements). In addition, water and sewer improvements and storm water management improvements are a high priority in the City. Infrastructure Improvement projects will contribute to the safety and quality of life of neighborhoods throughout the City of Easton and will benefit LMI persons.

Objective: The City's long-term goal is to assist with infrastructure improvements that benefit 10,000 LMI persons and 50 public facilities (trees) over the next five years. The City of Easton will provide financial assistance to improve the existing infrastructure in the City of Easton, including street reconstruction, sidewalk improvements, streetscape enhancements, storm water management, sanitary sewer service, reduced flooding, and improved delivery of goods and services.

- **Economic Development:** The City works with private industries, businesses, developers, and social service agencies in an effort to coordinate economic development activities, including businesses recruitment and retention, job growth, employment training programs, etc. Downtown redevelopment and revitalization is an on-going activity in the City of Easton. The City of Easton continues to develop its business base. In addition, increased investments in tourism, historic preservation, and revitalization of properties in and around the downtown have made Easton a tourist destination for both residents and visitors alike. There continues to be a need for business recruitment and retention. As such, economic development will remain an important priority in the overall revitalization of Easton.

Objective: The City's long-term goal is to assist 20 businesses over the next five years through economic development initiatives. The City of Easton will continue to support activities and programs that provide a stable and balanced economic base. The City intends to develop a retail incubator to stimulate development in the downtown. Direct financial assistance will be provided to businesses that will employ low to moderate income persons. The City will provide for and support a variety of goods and services,

including business recruitment and retention, commercial and industrial redevelopment, and business district improvements and programming through the Easton Main Street Initiative.

- **Public Services:** There is a variety of public services available in Easton to address human service needs. In addition, there continues to be service needs that are important to the long-term ability of persons in Easton to live independently and to improve their economic status. The City of Easton will continue to support innovative services that address outstanding needs that provide a benefit to wide sectors of the community.

Objective: The City of Easton will support vital public services such as youth programs, education and self-sufficiency programs, homeownership counseling programs, neighborhood policing, and other services to address the needs of LMI households in the City. The long-term goal of the City is to assist 1,075 LMI households and 500 LMI persons through public services over the next 5 years. In addition, the City of Easton will also support projects that provide benefits to all residents in the City, including such programs as the community policing program and the Ambassadors Clean and Safe program in the downtown.

Outcome Performance Measures

HUD has developed an outcomes performance measurement system to collect information on outcomes of activities and to aggregate that information at the local and national level. Below is a list of Easton's proposed 2012 projects as matched with their HUD-approved performance measures.

PERFORMANCE MEASURES FY 2012

MUNICIPALITY	PROJECT	OUTCOME MEASURE	OBJECTIVE	OUTPUT
City of Easton – Police	Crime Awareness	Availability/Accessibility	Create a suitable living environment	15,351 persons
CACLV	Housing Counseling	Availability/Accessibility	Create a suitable living environment	15 households
Easton Area Neighborhood Center	General public services	Availability/Accessibility	Create a suitable living environment	200 people
Boys & Girls Club of Easton	After School Program	Availability/Accessibility	Create a suitable living environment	150 persons
Greater Easton Development Partnership	General public services	Sustainability	Create a suitable living environment	15,351 persons
City of Easton Fire Dept.	Carbon Monoxide Filters	Sustainability	Create a suitable living environment	15,351 persons
Dept. of Public Works	Road Reconstruction	Sustainability	Create a suitable living environment	15,351 persons
Dept. of Public Works	Streetscapes	Sustainability	Create a suitable living environment	15,351 persons
Dept. of Public Works	Recreation	Sustainability	Create a suitable living environment	3 facilities
Dept. of Public Works	Tree Planting	Sustainability	Create a suitable living environment	10 trees/public facilities
Dept. of Planning & Codes	Code Enforcement	Sustainability	Create a suitable living environment	10,545 units
Community & Economic Development	Program Administration	Not applicable		
Community & Economic Development	Disposition	Availability/Accessibility	Provide decent affordable housing	4 units
Community & Economic Development	Acquisition	Availability/Accessibility	Provide decent affordable housing	4 units
Community & Economic Development	Rehabilitation	Availability/Accessibility	Provide decent affordable housing	2 units
Dept. of Community & Economic Development	Technical Assistance	Sustainability	Creating economic opportunity	2 Businesses
Dept. of Community & Economic Development	Loan Capital	Sustainability	Creating economic opportunity	2 Businesses

Geographic Distribution:

Easton will provide CDBG funds to activities serving the low and moderate income areas of the City. Assistance is not directed to any specific geographic area.

CDBG funds are intended to provide lower and moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities included community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low-, and moderate-income residents;
- Focus on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact;
- The ability to measure or demonstrate progress and success.

The FY 2012 Action Plan map shows the location of the site-specific activities. Housing rehabilitation and the handicap curb ramp projects are non-site specific within the municipality, although the Our Lady of Mercy congregation has made a request for funding to improve curb ramps near their church at 132 South Sixth Street.

There were three block groups that met the criteria for areas of racial and/or ethnic concentration:

- Census Tract 143 – Block Group 2 (area of Hispanic concentration)
- Census Tract 145 – Block Group 2 (area of Black concentration)
- Census Tract 146 – Block Group 2 (area of Black concentration)

The following is a list of Block Groups that qualify as LMI areas in the City of Easton:

- Census Tract 142 – Block Groups 1, 2, 3, 4, and 5
- Census Tract 143 – Block Groups 1, 2, and 3
- Census Tract 144 – Block Groups 1, 2, and 3
- Census Tract 145 – Block Group 2
- Census Tract 146 – Block Groups 1 and 2
- Census Tract 147 – Block Group 1

Evaluation of Past Performance:

The City of Easton prepared a Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2010 (January 1, 2010 to December 31, 2010). This CAPER was the first CAPER for the new five-year period and reported on progress in meeting the new goals. During 2010, the City completed a wide-array of activities including housing rehabilitation, parks improvements, street reconstruction, streetscapes improvements and public services. In 2010, the City spent \$1,221,866.92 bringing its timeliness under the 1.5 threshold. The amount spent providing benefit to low income persons was 98.05%.

The following is a summary of the accomplishments detailed in the FY 2010 CAPER:

- Property on Chidsey Street purchased for rehabilitation. No CDBG funds were used for this project. The County received Affordable Housing Trust Fund money for this project.
- Properties on Ferry and Pine St. under NSP acquired and are under rehabilitation.
- Code enforcement is a proactive approach to improvement of the housing stock.
- Rehabilitation of single family owner occupied housing using HOME funds received from the PA Dept. of Community and Economic Development provided assistance to 6 housing units.
- CACLV provided counseling to 11 persons seeking homeownership. NHS Provided counseling to one homeowner.
- Property at 1008 Ferry Street sold.
- One homebuyer assisted through NHS HOOP program.
- One home for sale at 540 Berwick Street.
- The Section 108 loan proceeds were disbursed to construct the Delaware Terrace Community Center.
- The City provided support to the family self-sufficiency program administered by the Easton Area Neighborhood Center. Clients to Success provides counseling to help clients overcome obstacles that have prevented them from having financial independence.
- The City continued to provide the facility for Safe Harbor
- The City is a partner with the NE RAB in the development of efforts to assist chronic homeless persons and families.
- Work progressing on Jacob Nicholas House – funded in 2006, work continues on the historic structure. Doors were painted in 2010.
- Heil Pool Improvements – work undertaken in 2010 with additional work planned for 2011.
- Waterfront Park improvements – work undertaken in 2010 with additional work planned in 2011.
- Improvements made at domestic violence shelter – work continuing into 2011
- Downtown sidewalk improvements: Additional decorative planters and news racks purchased, and design work for crosswalk improvements to be undertaken in FY 2011 were done in 2010.
- Northampton Street crosswalks and curb ramps were constructed with ARRA stimulus funds.
- West Ward - Sidewalk improvements – design work completed for ADA ramps and intersections to be constructed in 2011.
- Street improvements – West Ward – completed overlay of streets – Walnut and Butler intersection, Butler and 10th, Sassafras and Church Streets.
- Street improvements – Southside – completed overlay of streets – Holt Street
- Bushkill Creek Corridor technical assistance
- Façade loans made to 2 businesses
- Microenterprise assistance provided to one new business, Quadrant Book Mart
- GEDP provided loan to Home Care Services –Four jobs created, \$30,000 spent

Citizen Participation 91.220(b)

1. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation) in the development of the plan.

The citizen participation process evidence is included in Appendix 2.

In agreement with 24 CFR 91.115(e) Easton has adopted a Citizen Participation Plan describing the citizen participation requirements of its CDBG program. The Citizen Participation Plan is on file at the Department of Community and Economic Development of Easton.

On September 14, 2011, a public hearing was held to solicit input from social service agencies, housing providers, local municipalities, County agencies, and the general public. Training on the completion of an application for funding was provided. The hearing was publicized through a notice in the local newspaper, web-site information and direct mailing to local community organizations and neighboring municipalities.

On September 23, 2010, a summary of the Action Plan was published in the *Express-Times* alerting interested persons as to the availability of the plan. The plan was placed on display at the Community and Economic Development office as well as the libraries for public review and on the city website.

The City of Easton makes efforts to reach out to persons with limited English speaking abilities through organizations that provide services to persons who predominantly speak other languages. Such organizations include The Easton Area Neighborhood Center where the plan is on public display and CACLV, the regional Community Action Agency.

During the implementation of the program, the City provides information in English and Spanish to accommodate the needs of persons with limited English speaking ability upon request. Information on the housing programs and Lead-based Paint Hazards are provided in English and Spanish. The City works closely with Lehigh Valley Economic Development Corporation Office of Minority and Women Owned Business that provides assistance to businesses and is bi-lingual.

The City amended its Citizen Participation Plan to include publication of program notices in the *WestWord*, a neighborhood newsletter in an area with a higher concentration of limited English speaking persons. Further, the Notice in the *Express-Times*, specifically makes mention that information will be provided in alternative formats upon request.

The effort to outreach to persons with disabilities was made through contact with the local agencies that represent the needs of persons with disabilities. Information about opportunities to comment on the Five Year Plan was provided to local agencies.

The public review period was from September 23, 2011 to October 24, 2011. A public hearing was held on October 12, 2011 to allow for review and discussion of the Annual Plan and proposed use of FY 2012 Program Funds. During the 30-day comment period, the City presented the 2012 Annual Plan to City Council for review and comments. City Council will consider approval of the plan at the meeting on October 26, 2011.

Documentation of the Citizen Participation process is included in the appendix of this document.

2. Provide a summary of citizen comments or views on the plan.

Insert comments received during the public comment period.

3. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Insert comments received during the public comment period.

Resources 91.220(c)(1) and (c)(2)

1. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Federal Resources

The table below shows the City's anticipated HUD entitlement for FY 2012.

Funds Available in FY2012	
Funding Source	Amount
Community Development Block Grant Program FY2012	\$850,000
Program Income	\$0
Total	\$850,000

Easton was selected by the state to be funded under the Neighborhood Stabilization Program in 2009. The City received \$500,000 to acquire and rehabilitate units for sale to homebuyers in the West Ward target area. One property was sold, one is underway and another was purchased for rehabilitation and resale.

The City received \$475,000 an Economic Development Initiative (EDI) grant from HUD for a variety of uses. These funds will continue to be utilized in 2012.

The City is eligible to receive *McKinney Continuum of Care Grants* as it is part of the Northeast Regional Advisory Board. This is a 13-county region that applies for Continuum of Care funds each year. The application process for FY 2012 has not yet begun.

The Easton Housing Authority expects to receive funds from the Public Housing Capital Fund Program, Public Housing Operating funds and Section 8 Housing Voucher assistance. The Capital Funds Program Tables are in Appendix 6.

The Housing Authority of the City of Easton received HOPE IV funds from HUD for Delaware Terrace. The HOPE VI Program resulted in the demolition of all of the 250 units comprising the project. Delaware Terrace is being replaced by 144 housing units. Of these units, 96 will be public housing and 48 will be homeownership units. Six (6) of the units earmarked for homeownership and will be constructed by Habitat for Humanity on a vacant parcel adjoining the HOPE VI site. The 56 family units are completed and by December 2011, the 40 elderly units are also projected to be completed. Habitat for Humanity is expected to break ground in October 2012 for their units. The Housing Authority has authorization to begin construction on the 42 homeownership units and expects to break ground in the fall, 2011 as well. The City received a Section 108 loan to construct a community center as part of this program. The Center is nearly completed and parts are occupied by the Boy's and Girl's Club.

The City is not aware of any Low Income Housing Tax Credit applications. However, the County would support, with a Certification of Consistency, proposals for affordable housing that may arise.

Other federal funds that may be used in support of housing, community development, and economic development during FY 2012 include loans through HUD Section 108 Loan Program, Brownfields Economic Development Initiative (BEDI) grants, HUD Section 202 Housing for the Elderly, and HUD Section 811 Housing for the Disabled.

Other Resources

Northampton County Affordable Housing Trust Funds (AHTF) – The Pennsylvania Optional County Affordable Housing Funds Act of 1992 (the Act) allows counties to raise revenues for affordable housing efforts by increasing the fees charged by the Recorder of Deeds for recording deeds and mortgages. The County raised the fee from \$13 to \$26 per document. Affordable Housing Trust Funds revenue is used to fund affordable housing initiatives and up to 15 percent may be used for the administrative costs to implement the initiatives. Eligible activities include using the revenues as the local matching funds to secure HUD HOME funds, construction or rehabilitation financing, housing related services, match for other State or federal funds, and supporting first-time homebuyer second mortgage programs. In FY 2012 the City will use funding from the AHTF to complete the exterior rehabilitation on a project along Chidsey Street and be able to turn the property over to a developer to complete.

HOME Program – The City will apply for additional funding from the Commonwealth of Pennsylvania for continuation of the housing rehabilitation program.

Community Services Block Grant (CSBG) - This program is a Federal grant program administered by the State. Community Action Committee of the Lehigh Valley (CACLV), an anti-poverty agency serving the Lehigh Valley, administers CSBG funds in the City of Easton. Funds are used for a wide range of services and activities to support self-sufficiency. Funds are targeted to persons whose income does not exceed 125 percent of the Federal poverty level. CACLV also administers Homeowner's Emergency Mortgage Assistance Program (HEMAP) funds from the Pennsylvania Housing Finance Agency to provide foreclosure abatement. CACLV administers Low Income Home Emergency Assistance Program (LIHEAP) from the State providing assistance with utilities along with emergency repair or replacement of heating systems in cold weather. CACLV also administers the Pennsylvania Department of Community and Economic Development's Weatherization Assistance Program. Services include no cost insulation, caulking, and weather stripping to income eligible households.

2. Explain how federal funds will leverage resources from private and non-federal public sources.

The City leverages the CDBG funds by seeking additional funding for projects that support the goals of the CDBG Program. In FY 2012, the City anticipates seeking funding from the following sources: Economic Development Initiative (EDI), Pennsylvania Department of Conservation and Natural Resources (DCNR), Pennsylvania Industrial Sites Reuse Program (ISRP), a State-funded HOME grant administered through the Department of Community and Economic Development (DCED), and State-funded Federal Lead Hazard Control Fund.

Annual Objectives 91.220(c)(3)

**If not using the CPMP Tool: Complete and submit Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Create a suitable living environment Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input type="checkbox"/>	job creation and retention
<input type="checkbox"/>	assisting persons at risk of becoming homeless	<input type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input type="checkbox"/>	the provision of public services concerned with employment
<input type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

1. Provide a summary of specific objectives that will be addressed during the program year.

The following examines the five-year goals and priorities identified in the Strategic Plan for the five years from 2010 to 2014 which the City expects to achieve during the forthcoming program year of 2012.

HOUSING GOALS AND OBJECTIVES

- **Rehabilitation of Existing Housing Stock:** Promote the rehabilitation and preservation of Easton's existing housing stock through the various rehabilitation programs and code enforcement activities.

Objective: Acquire five (5) units for rehabilitation and resale to income eligible buyers over the next five years.

Objective: Aid in the prevention of slum and blight areas and the promotion of safe, decent housing by inspecting 10,545 structures per year (52,725 units over five years) for minimum compliance with local codes by health and code enforcement officers.

Objective: Assist 20 households over the next five years through the Single-Family Rehabilitation Program (funded through yearly State of Pennsylvania HOME funds allocation). This projection is subject to change based on the availability of funds from the State.

Objective: Fund costs of rehabilitation for houses obtained through the rehab program, as well as the delivery costs of the program.

During FY 2012, the City will continue the rehabilitation of the two properties acquired in prior years and hopes to sell these properties to low income buyers. NSP funds administered by DCED will be used to rehabilitate and sell two additional properties. This activity is being administered locally by the Land Trust which is overseen by CACLV. The City also has EDI funds which will be used to rehabilitate housing units. Funds are available for housing deconversion from multi-family to single family homes, for energy efficiency and for upper story rental units.

Code Enforcement will continue to provide preventative services to maintain the housing stock through the comprehensive inspection program.

The City will continue to seek HOME funds from DCED for housing rehabilitation of low and moderate income homeowners.

The City has allocated \$35,929 in funds in 2012 for the rehabilitation program.

- **Homeownership Opportunities:** Expand homeownership opportunities for very low and low income individuals and households. The City of Easton will consider the challenge of increasing the percentage of homeowners in the community by assisting current City residents who are renting to make the transition to homeownership.

Objective: Over the next five years, provide homeownership counseling to 50 first-time homebuyer households through the Community Action Committee of the Lehigh Valley (CACLV).

Objective: Continue to support the efforts of Neighborhood Housing Services of the Lehigh Valley (NHSLV) in providing down payment and closing cost assistance to first-time homebuyers with very low and low incomes.

Objective: Provide homeownership opportunities to two (2) homebuyers through the Neighborhood Stabilization Program, six (6) units through the EDI grant, and two (2) units through CDBG funding.

Homeownership assistance is largely linked to the rehabilitation efforts. In addition, the City will continue to support the efforts of Neighborhood Housing Services and CACLV to provide homebuyer training to prepare first-time buyers to enter into homeownership.

➤ **Rental Housing Activities:**

Objective: Continue to support the Easton Housing Authority's HOPE VI grant in the creation of 96 affordable rental housing units.

Objective: Support actions by other organizations to create decent affordable rental housing for special needs populations.

The Easton Housing Authority has demolished the Delaware Terrace apartment. The new and improved Delaware Terrace will consist of 48 one-bedroom units, 33 two-bedroom units, and 15 three-bedroom units, adding a total of 96 units to the existing public housing inventory in Easton.

The EDI grant will fund a wide range of projects that will aid in the creation of upper-floor housing units in mixed use buildings. The intent is to increase the residential population in our thriving commercial districts and make use of the valuable but under-utilized upper floor spaces.

HOMELESS AND SPECIAL NEEDS

- **Homeless Activities:** Work with local nonprofit organizations and social service agencies to provide supportive services to the homeless population and to those at-risk of becoming homeless, including area youth.

Objective: Assist 200 individuals in FY 2010 (1,000 total over five years) through the Clients to Success (CTS) Program administered by the Easton Area Neighborhood Center, Inc. (EANC). Through the CTS program, EANC works with low income clients to improve their self-sufficiency and independence. This program supports the goal of homeless prevention.

Objective: Continue to rent space to Safe Harbor for operation of its emergency shelter for \$1 per year. Safe Harbor's emergency shelter has space for 26 men and women. Safe Harbor also provides life skills counseling, meals, and referral services.

Objective: Assist with repairs and renovations at the Third Street Alliance Emergency Shelter. Thus far, the following elements of this objective have been completed: rooms have been made available in a separate apartment for families and fathers, kitchen hoods have been installed, and porch lighting has been added.

The North East Regional Advisory Board (NE RAB) identified its priorities for addressing the needs of chronic homeless individuals and others as follows:

1. To prevent homelessness through maximum use of mainstream resources and effective case management
2. To prevent homelessness through effective discharge planning from publicly funded institutions
3. To expand the capacity of local housing and service providers in rural areas to serve the chronically homeless
4. To develop an average of 7 new permanent housing units available to chronically homeless individuals every year for a total of 110 permanent housing units at the end of 10 years (2008 to 2018)
5. To develop resources for supportive services to supplement mainstream services

These goals have been adopted throughout the North East Region as a means to address homelessness. As stated above, there is an unmet need for Permanent Housing beds for individuals, of which 47 should be reserved for persons who are chronically homeless.

The City of Easton will support these plans and strategies put forth by the NE RAB.

In recognition of the need for housing and services for the homeless and special needs populations, Easton will consider granting certifications of consistency to other entities for Federal assistance in support of the objectives.

NON-HOUSING COMMUNITY DEVELOPMENT

- **Public Facility Improvements:** Public facility improvements in the City of Easton are important to supporting the quality of life by providing adequate space for the provision of services, holding of events that bring the community together, and addressing public safety concerns. In addition, Easton's various public facilities also support the need for open space and recreation amidst the City's urban setting.

Objective: The City's long-term goal is to assist with public facilities improvements at 10 public facilities throughout the City. Projects can include rehabilitation, repairs, accessibility improvements, and other enhancements to public facilities, such as parks and playgrounds safety replacements, police and fire stations, parking facilities, City parks, and City Hall.

The City has allocated funds to park improvements and equipment for the fire department.

- **Infrastructure Improvements:** Public infrastructure in many CDBG-eligible areas of Easton is inadequate for current demands. Priority projects in the infrastructure category include the reconstruction of streets and sidewalks that are heavily traveled and in need of repair (including repaving, streetscape beautification, tree planting, and curb cut improvements). In addition, water and sewer improvements and storm water management improvements are a high priority in the City. Infrastructure Improvement projects will contribute to the safety and quality of life of neighborhoods throughout the City of Easton and will benefit LMI persons.

Objective: The City's long-term goal is to assist with infrastructure improvements that benefit 10,000 LMI persons and 50 public facilities (trees) over the next five years. The City of Easton will provide financial assistance to improve the existing infrastructure in the City of Easton, including street reconstruction, sidewalk improvements, streetscape enhancements, storm water management, sanitary sewer service, reduced flooding, and improved delivery of goods and services.

Funds have been allocated to street improvements, streetscape improvements, and tree planting.

- **Economic Development:** The City works with private industries, businesses, developers, and social service agencies in an effort to coordinate economic development activities, including businesses recruitment and retention, job growth, employment training programs, etc. Downtown redevelopment and revitalization is an on-going activity in the City of Easton. The City of Easton continues to develop its business base. In addition, increased investments in tourism, historic preservation, and revitalization of properties in and around the downtown have made Easton a tourist destination for both residents and visitors alike. There continues to be a need for business recruitment and retention. As such, economic development will remain an important priority in the overall revitalization of Easton.

Objective: The City's long-term goal is to assist 20 businesses over the next five years through economic development initiatives. The City of Easton will continue to support activities and programs that provide a stable and balanced economic base. The City intends to develop a retail incubator to stimulate development in the downtown. Direct financial assistance will be provided to businesses that will employ low to moderate income persons. The City will provide for and support a variety of goods and services, including business recruitment and retention, commercial and industrial redevelopment, and business district improvements and programming through the Easton Main Street Initiative.

The Bushkill Creek Corridor continues to be focus area for economic improvement. Funding will continue to support the development of this area. The central business district is another area of importance for economic development. The Ambassador's Program will be funded to continue this service for the benefit of the residents of the City. In addition, the City will make loan capital available to businesses.

- **Public Services:** There is a variety of public services available in Easton to address human service needs. In addition, there continues to be service needs that are important to the long-term ability of persons in Easton to live independently and to improve their economic status. The City of Easton will continue to support innovative services that address outstanding needs that provide a benefit to wide sectors of the community.

Objective: The City of Easton will support vital public services such as youth programs, education and self-sufficiency programs, homeownership counseling programs, neighborhood policing, and other services to address the needs of LMI households in the City. The long-term goal of the City is to assist 1,075 LMI households and 500 LMI persons through public services over the next 5 years. In addition, the City of Easton will also support projects that provide benefits to all residents in the City, including such programs as the community policing program and the Ambassadors Clean and Safe program in the downtown.

Funding will be continued to support police services, education for adults, self-sufficiency case management, and housing counseling for homebuyers.

Description of Activities 91.220(d) and (e)

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

1. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

ACTIVITIES FY 2012

ORGANIZATION/ AGENCY	PROJECT	DESCRIPTION	FUNDING
Public Services			
City of Easton – Police	Crime Awareness	Funds will be used for the Graffiti Removal Program, Mountain Bike Strike Force, and strategic saturation patrols.	\$45,500
CACLV	Housing Counseling	Counseling for low and moderate income homebuyers.	\$3,429
Easton Area Neighborhood Center	Clients to Success	Case management for low income persons to improve self-sufficiency and independence, coordinate services, increase financial stability, decrease homelessness, assist in securing permanent housing and provide for basic needs.	\$21,786
Boys & Girls Club of Easton		Transportation of youth to after-school program.	\$8,929
Greater Easton Development Partnership	Ambassadors Program	Downtown program aimed at improving the central business district.	\$43,571
Public Facilities/Infrastructure			
City of Easton Fire Dept.	Equipment purchase	Carbon Monoxide filters	\$8,954
Dept. of Public Works	Road Reconstruction	Continuation of program to improve streets in low income areas. The activity includes roadway milling and curb and gutter reconstructions and alleviation of water run-off problems due to increased road heights. Streets to be improved are identified during the program year.	\$54,286
Dept. of Public Works	Streetscapes	The funds in this category are requested to purchase planters, trash receptacles, ornamental street signs, benches, railings, etc. to continue the City's momentum in improving the aesthetic quality of the street environment.	\$12,857

Dept. of Public Works	Recreation	DCNR matching funds for South side Park and city-wide playground improvements.	\$44,761
Dept. of Public Works	Tree Planting	Funds to plant street trees in low-mod income neighborhoods.	\$16,857
Housing/Neighborhoods			
Dept. of Planning & Codes	Housing Rehabilitation	Housing rehabilitation.	\$35,929
Dept. of Community & Economic Development	Disposition	Use of funds by City for costs associated with interim maintenance and sale of acquired properties.	\$15,000
Dept. of Community & Economic Development	Acquisition	Use of funds by City for costs associated with acquisition of vacant and blighted properties.	\$30,500
Dept. of Planning & Codes	Code Enforcement	Continued use of funds by the City in low income areas to enforce local codes by code and health officers in support of safe, decent housing and elimination of blighting influences.	\$200,000
Administration/Planning			
Dept. of Planning & Codes	Program Administration	Ongoing program administration and oversight and community outreach and advertising.	\$170,000
Dept. of Planning & Codes	Section 108 Loan Repayment	Funds were used to construct the community center	\$65,000
Economic Development			
Dept. of Community & Economic Development	Economic Development	Loan Capital	\$27,643
Dept. of Community & Economic Development	Technical Assistance	Provide technical assistance, advice, and business support services to owners of businesses developing in the Bushkill Creek Corridor.	\$45,000
Total			\$850,000

Activities are further described on Table 3C. Table 3C and map of activities can be found in Appendix 4 and 5, respectively.

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

PERFORMANCE MEASURES FY 2012 – HUD TABLE 3A/1C

MUNICIPALITY	PROJECT	OUTCOME MEASURE	OBJECTIVE	OUTPUT
City of Easton – Police	Crime Awareness	Availability/Accessibility	Create a suitable living environment	15,351 persons
ACLV	Housing Counseling	Availability/Accessibility	Create a suitable living environment	15 households
Easton Area Neighborhood Center	General public services	Availability/Accessibility	Create a suitable living environment	200 people
Boys & Girls Club of Easton	After School Program	Availability/Accessibility	Create a suitable living environment	150 persons
Greater Easton Development Partnership	General public services	Sustainability	Create a suitable living environment	15,351 persons
City of Easton Fire Dept.	Carbon Monoxide Filters	Availability/Accessibility	Create a suitable living environment	15,351 persons
Dept. of Public Works	Road Reconstruction	Sustainability	Create a suitable living environment	15,351 persons
Dept. of Public Works	Streetscapes	Sustainability	Create a suitable living environment	15,351 persons
Dept. of Public Works	Recreation	Sustainability	Create a suitable living environment	3 facilities
Dept. of Public Works	Tree Planting	Sustainability	Create a suitable living environment	10 trees
Dept. of Planning & Codes	Code Enforcement	Sustainability	Create a suitable living environment	10,545 units
Dept. of Planning & Codes	Program Administration	Not applicable		
Dept. of Community & Economic Development	Disposition	Availability/Accessibility	Provide decent affordable housing	4 units
Dept. of Community & Economic Development	Acquisition	Availability/Accessibility	Provide decent affordable housing	4 units
Dept. of Community & Economic Development	Rehabilitation	Availability/Accessibility	Provide decent affordable housing	2 units
Dept. of Community & Economic Development	Technical Assistance	Sustainability	Creating economic opportunity	2 Businesses
Dept. of Community & Economic Development	Loan Capital	Sustainability	Creating economic opportunity	2 Businesses

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

2. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

In 2000, there were 5,653 non-White minority persons in the City of Easton. Minorities made up 21.5% of the population. From 2000 to 2008, the minority population increased by 28% to 7,235. In 2008, 26.6% of the population consisted of minority persons.

As shown in the following table, from 2000 to 2008, the City of Easton’s population by race changed as follows:

- The White population decreased by 672 persons (3.3%).
- The Black population increased by 470 persons (14.1%).
- The American Indian population decreased by 55 persons (87.3%).
- The Asian/Pacific Islander population increased by 175 persons (37.6%).
- The population of persons of other races increased by 495 persons (51.3%).
- The population of persons of two or more races increased by 497 persons (60.5%).

The City’s population of persons of Hispanic origin numbered 2,570 in 2000, or 9.8% of the total population. Persons of Hispanic origin may give their race as White, Black, or another minority. Therefore, the number of Hispanic persons is not added to the total number of minority persons. From 2000 to 2008, persons of Hispanic origin increased by 953 persons (37.1%) to 3,523. In 2008, 13.0% of the City of Easton’s total population consisted of persons of Hispanic origin.

Population by Race and Persons of Hispanic Origin, 1990-2008

	White		Minority				Hispanic Origin				
	Total	% of population	Black	American Indian/Alaska Native	Asian/Pacific Islander	Other	Two or More Races	% of Population	Total Population	Total	% of Population
1990	22,803	86.8%	2,480	44	447	502	**	13.2%	26,276	1,159	4.4%
2000	20,610	78.5%	3,338	63	465	965	822	21.5%	26,263	2,570	9.8%
2008	19,938	73.4%	3,808	8	640	1,460	1,319	26.6%	27,173	3,523	13.0%

Sources: Census 1990, SF1: P006, P008; Census 2000, SF1: P3, P4; DemographicsNow for 2008 data

**Not reported in 1990

Concentrations of Minority and Hispanic Persons

The following table presents population by race and Hispanic origin. The data is presented by census tract for 26,263 residents in Easton in 2000. HUD defines areas of racial or ethnic concentration as geographical areas where the percentage of minorities or ethnic persons is 10 percentage points higher than in the City overall.

In Easton, minority persons comprised 21.5% of the population in 2000. Therefore, an area of minority concentration includes census tracts where the percentage of minority residents is 31.5% or higher. There were two census tracts that met the criteria for areas of racial concentration. These areas include:

- Census Tract 145 – 32.9% minority population
- Census Tract 146 – 32.6% minority population

Persons of Hispanic origin represented 9.8% of the population in Easton in 2000. Therefore, an area of ethnic concentration includes the census tracts where the percentage of Hispanics is 19.8% or higher. None of the City's census tracts met this criteria. The areas with the largest percentage of persons of Hispanic origin were Census Tract 143 and Census Tract 146, with 17.4% and 13.4% respectively.

Areas of racial concentration can also be identified. Blacks represented 12.7% of the population in Easton in 2000. Therefore, an area of Black concentration includes census tracts where the percentage of Blacks is 22.7% or higher. There were no areas that met this definition.

Population by Race and Hispanic Origin by Census Tract, 2000

Census Tract	Total Population	White	MINORITY						HISPANIC ORIGIN		
			Black	American Indian/ Alaska Native	Asian	Hawaiian	Other Race	Two or More Races	% Minority	Total	% of Total
141	5,348	4,967	147	5	90	6	31	102	7.12%	137	2.56%
142	5,714	4,546	577	9	118	0	250	214	20.44%	544	9.52%
143	4,324	3,149	727	15	60	12	190	171	27.17%	751	17.37%
144	2,420	1,935	276	10	46	5	96	52	20.04%	271	11.20%
145	2,950	1,979	651	11	77	3	126	103	32.92%	351	11.90%
146	3,053	2,058	628	6	20	2	231	108	32.59%	410	13.43%
147	2,454	1,976	332	7	26	0	41	72	19.48%	106	4.32%
TOTAL	26,263	20,610	3,338	63	437	28	965	822	21.52%	2,570	9.79%

Source: U.S. Census Bureau, 2000 Census, SF1, P3, P4

This data can be further analyzed at the Block Group Level to identify areas of racial and/or ethnic concentration. The following table presents population statistics by race and Hispanic origin in the City of Easton by Block Group. There were three block groups that met the criteria for areas of racial and/or ethnic concentration:

- Census Tract 143 – Block Group 2 (area of Hispanic concentration)
- Census Tract 145 – Block Group 2 (area of Black concentration)
- Census Tract 146 – Block Group 2 (area of Black concentration)

Population by Race and Hispanic Origin by Block Group, 2000

Block Group	Total Population	White	MINORITY						Two or More Races	% Minority	HISPANIC ORIGIN	
			Black	American Indian/ Alaska Native	Asian	Hawaiian	Other Race	Total			% of Total	
CT 141	5,348	4,967	147	5	90	6	31	102	7.12%	137	2.56%	
BG 1	896	823	30	1	14	0	7	21	8.15%	29	3.24%	
BG 2	1,234	1,141	42	0	25	1	8	17	7.54%	26	2.11%	
BG 3	2,309	2,128	65	1	41	5	10	59	7.84%	65	2.82%	
BG 4	909	875	10	3	10	0	6	5	3.74%	17	1.87%	
CT 142	5,714	4,546	577	9	118	0	250	214	20.44%	544	9.52%	
BG 1	1,351	1,132	94	0	11	0	54	60	16.21%	129	9.55%	
BG 2	1,302	1,005	140	1	40	0	68	48	22.81%	108	8.29%	
BG 3	1,175	882	154	2	43	0	56	38	24.94%	138	11.74%	
BG 4	1,146	920	134	3	9	0	34	46	19.72%	113	9.86%	
BG 5	740	607	55	3	15	0	38	22	17.97%	56	7.57%	
CT 143	4,324	3,149	727	15	60	12	190	171	27.17%	751	17.37%	
BG 1	1,263	1,046	135	0	23	0	26	33	17.18%	149	11.80%	
BG 2	1,509	991	281	12	18	11	111	85	34.33%	349	23.13%	
BG 3	1,552	1,112	311	3	19	1	53	53	28.35%	253	16.30%	
CT 144	2,420	1,935	276	10	46	5	96	52	20.04%	271	11.20%	
BG 1	627	511	62	7	4	0	32	11	18.50%	69	11.00%	
BG 2	949	764	101	1	27	3	34	19	19.49%	90	9.48%	
BG 3	844	660	113	2	15	2	30	22	21.80%	112	13.27%	
CT 145	2,950	1,979	651	11	77	3	126	103	32.92%	351	11.90%	
BG 1	1,791	1,305	280	5	64	0	82	55	27.14%	222	12.40%	
BG 2	1,159	674	371	6	13	3	44	48	41.85%	129	11.13%	
CT 146	3,053	2,058	628	6	20	2	231	108	32.59%	410	13.43%	
BG 1	1,399	1,036	230	2	14	2	69	46	25.95%	142	10.15%	
BG 2	1,654	1,022	398	4	6	0	162	62	38.21%	268	16.20%	
CT 147	2,454	1,976	332	7	26	0	41	72	19.48%	106	4.32%	
BG 1	1,154	950	146	1	6	0	14	37	17.68%	63	5.46%	
BG 2	1,300	1,026	186	6	20	0	27	35	21.08%	43	3.31%	

Source: U.S. Census Bureau, 2000 Census, SF1, P3, P4

Low Moderate Income Areas

The following table presents information regarding low and moderate income (LMI) persons in the City of Easton. LMI persons, as determined by HUD, have incomes at or below 80% of the median family income (MFI). In its 2009 estimates, HUD determined that there were 13,564 LMI persons in Easton, equivalent to 57.8% of the total population. HUD reported that FY 2009 MFI in the Allentown-Bethlehem-Easton MSA was \$70,000.

HUD defines an LMI census tract as one in which 51% or more of the population have incomes at 80% or less of MFI. According to these criteria, four of the seven census tracts qualify as LMI areas. Details on the LMI status of each tract appear in the following table.

Low Income Persons and Households by Census Tract, 2009

Census Tract	Low Income Universe	Low Income	
		Persons	Percent of Universe
141	3,591	1,268	35.3
142	5,646	3,652	64.7
143	3,690	2,567	69.6
144	2,123	1,510	71.1
145	2,958	1,490	50.4
146	3,057	1,906	62.3
147	2,419	1,171	48.4
Total	23,484	13,564	57.8

Source: U.S. Department of Housing and Urban Development, 2009

The LMI data can be further broken down by Block Group. The following is a list of Block Groups that qualify as LMI areas in the City of Easton:

- Census Tract 142 – Block Groups 1, 2, 3, 4, and 5
- Census Tract 143 – Block Groups 1, 2, and 3
- Census Tract 144 – Block Groups 1, 2, and 3
- Census Tract 145 – Block Group 2
- Census Tract 146 – Block Groups 1 and 2
- Census Tract 147 – Block Group 1

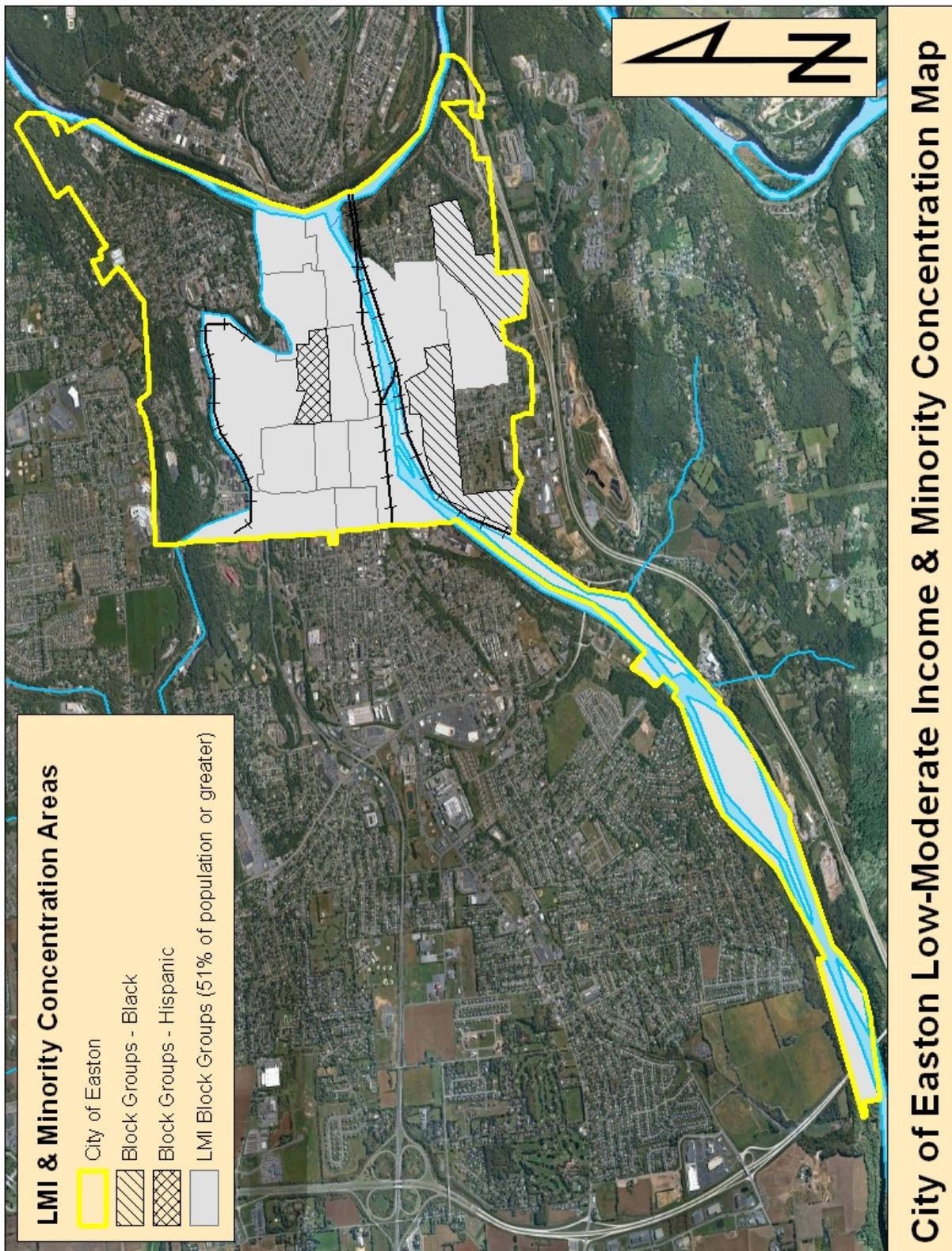
The map on the following page shows the Block Groups in the City of Easton that have a concentration of minorities and persons of Hispanic origin, along with the Block Groups that qualify as LMI areas in the City.

3. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

The City has not allocated funds geographically. The City is low income overall and there are needs throughout the community that must be addressed. This is a small city geographically with facilities in various locations that serve the entire community.

The system for establishing the priority for the selection of projects is based on the following criteria:

- Meeting the statutory requirements of the CDBG program;
- Meeting the needs of very-low, low-, and moderate-income residents;
- Focus on low- and moderate-income areas or neighborhoods;
- Coordination and leveraging of resources;
- Response to expressed needs;
- Sustainability and/or long-term impact;
- The ability to measure or demonstrate progress and success.



Annual Affordable Housing Goals 91.220(g)

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.
 If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.

4. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

The City of Easton expects to focus its CDBG entitlement funds towards improving the quality of life in City neighborhoods for extremely low, very low, and low income households, and to preserve the existing stock of affordable owner and renter housing units. The City plans to direct its resources toward projects that promote homeownership and to projects that preserve the existing housing stock, as there is very limited vacant, suitable land for development in Easton. With this in mind, the following objectives have been established:

- **Rehabilitation of Existing Housing Stock:** Promote the rehabilitation and preservation of Easton's existing housing stock through the rehabilitation program, disposition program, and code enforcement activities.

Objective: Assist with the rehabilitation of two (2) homes to be sold to lower income homebuyers.

Objective: Acquire and sell two (2) units through the use of NSP funds to promote homeownership.

Objective: Aid in the prevention of slum and blight areas by inspecting 10,545 unoccupied and occupied structures for minimum Housing Code Compliance within the City's CDBG area.

Objective: Maintain and sell four (4) units through the City's Property Disposition program.

Funding for FY 2012 will be used for the following housing activities:

- Disposition \$ 15,000
- Acquisition \$ 30,500
- Housing Rehabilitation \$ 35,929
- Code Enforcement \$ 200,000

In addition to its federal CDBG allocation, the City of Easton will apply for HOME Investment Partnership funds through the Commonwealth of Pennsylvania. The City anticipates funding through a state-designated Elm Street program for façade improvements, streetscape enhancements, beautification projects, and other similar initiatives aimed at improving neighborhood conditions. The Elm Street program efforts are supported by grants administered by ACLV under the West Ward Partnership program. Through the use of Neighborhood Assistance Program tax credits, a pool of

funding over 10 years was created to support neighborhood improvement activities in the West Ward.

The City, through a grant administered by Lehigh County, is a recipient of Neighborhood Stabilization Program (NSP) Funds. The NSP funds will be used to rehabilitate housing units for resale to low and moderate income buyers. To date, one home has been sold, the rehabilitation of another one is under way and a third was purchased to be rehabilitated.

(See HUD Activity Sheets in Additional Information – Appendix 3)

Table 3B/*Annual Housing Completions Goals* highlights Easton’s proposed housing accomplishments.

Table 3B / ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: Easton Program Year: 2011	Expected Annual Number of Units To Be Completed	Actual Annual Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	15		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	96	(HOPE VI)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	96		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	2		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units			<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	4		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Homebuyer Assistance	2	(NSP)	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Owner	8		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)					
Acquisition of existing units	2	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	96	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	2	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	104	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)	104				
Annual Rental Housing Goal	96	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	104	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Goals include NSP funding

Public Housing 91.220(h)

5. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The City of Easton does not play a direct role in regard to public housing. The Board of the Housing Authority of the City of Easton (HACE) is appointed by the Mayor and ratified by City Council. However, HACE hires its own staff and handles its own contracting, procurement, and management issues. Even though the City does not play a direct role in the development, provision, and/or management of public housing in Easton, the City does work in partnership with HACE on many initiatives, including the Family Self-Sufficiency Program and the Section 8 Homeownership Program. When appropriate, the City provides referrals to HACE's Section 8 Homeownership Program and will provide down payment and closing cost assistance in conjunction with the program to help low income households purchase homes. HACE also refers their clients to the City's homeownership programs.

Regarding increasing resident involvement, HACE administers the Family Self-Sufficiency (FSS) Program, a HUD program that encourages communities to develop local strategies to help voucher families obtain employment and work toward economic independence and self-sufficiency. HACE works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.

HACE encourages resident participation in management through the resident councils throughout Easton's public housing communities. For example, Harlan House, Walter House, Bushkill House, and the North Union Street Development all have a resident council that has input in and involvement with management operations and modernization needs. Members from each resident council attend bi-monthly Resident Advisory Board Meetings with HACE staff where various topics, including modernization and management needs, are discussed. HACE staff members are currently working with residents to try and establish resident management associations at developments where they do not currently exist.

6. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Easton Public Housing Authority is not designated as troubled.

Homeless and Special Needs 91.220(i)

7. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

Easton is part of a larger regional network of homeless service providers organized through the Northeast Regional Advisory Board (NE RAB). This group is the applicant for funding through the HUD Continuum of Care Program which is due in late October, 2011. It is anticipated that an application for funds will be made on behalf of transitional and supportive housing programs and homeless services in Easton.

In light of the limited amount of CDBG funds available to the City of Easton, not all of the City's homeless needs can be addressed using CDBG funds. The City of Easton does not receive Emergency Shelter Grant (ESG) funds to assist with homeless needs. In FY 2012, the City of Easton will allocate funds towards the Easton Area Neighborhood Center's Clients to Success Program (\$21,786) which is a homeless prevention program.

In addition to the funds the City plans to allocate towards homeless needs and homeless prevention activities, several of the nonprofit social and human service agencies that provide services to the homeless and those at risk of becoming homeless receive public and private funds including grant funds through the U.S. Department of Health and Human Services, McKinney-Vento Homeless Assistance Act funds, and other sources. These funds are used to operate other emergency shelters, transitional housing facilities, and permanent supportive housing facilities. These funds are also used to provide supportive services such as case management services, counseling, job training, and life skills classes.

Individual shelters may apply to the Commonwealth of Pennsylvania for Emergency Shelter Grant Program funds. The City will support applications for ESG funds to the state and issue a Certification of Consistency.

The NE RAB has set a priority for funding on permanent supportive housing for both individuals and families.

Addressing chronic homelessness is a subset of the homelessness needs in the City. Permanent Supportive Housing would be available to and target persons who have been or would likely be chronically homeless. Again, permanent supportive housing is the preferred response to this need.

County agencies in the multi-county regional effort are working closely with the NE RAB to finalize protocols for discharge planning. Discharging persons who have been institutionalized to McKinney funded facilities is recognized as an unacceptable discharge plan. Formalizing plans with foster care and medical institutions must still be completed. The state has taken the initiative to ensure compliance with the McKinney protocols in state funded institutions.

8. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

It is increasingly difficult for the City of Easton to fund non-homeless special needs projects due to the limited amount of funding the City receives annually to support housing and community development initiatives and the increasing amount of basic community needs

resulting from current economic conditions. However, other resources are available on the federal, state, and local levels that area organizations can solicit to help provide affordable housing opportunities and supportive services to Easton's non-homeless special needs populations.

There are several resources available to support non-homeless special needs housing initiatives, including HUD Section 202 housing funds (elderly projects), HUD Section 811 housing funds (housing for people with disabilities), Section 8 tenant and project based rental assistance, Low Income Housing Tax Credits (LIHTC), Federal Home Loan Bank funds, funds from private foundations and other private entities, public housing funds, the Lehigh Valley Center for Independent Living (LVCIL), and other state and federal resources.

The City of Easton relies on area organizations, such as the Northampton County MH/MR Office, Step by Step, the Northampton County Area Agency on Aging, Safe Harbor, the Housing Authority of the City of Easton, LVCIL, and the 3rd Street Alliance for Women and Children to provide many services to the non-homeless special needs populations. The City will continue to support the efforts of these organizations and other organizations that provide housing and supportive services to non-homeless special needs individuals in Easton.

The City of Easton will support the efforts of organizations that seek to develop supportive and affordable housing for special needs populations including the elderly, frail elderly, persons with disabilities, persons in recovery from substance abuse, and persons with HIV/AIDS, as well as those organizations that provide services to these populations. Services may include dental care services, transportation, counseling, and other care coordination. Due to the limited funding amounts the City receives, it cannot allocate CDBG funds to special needs housing or services. However, the City will support such efforts by issuing certificates of consistency for any affordable housing or service-related projects.

9. Homelessness Prevention — Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The City of Easton has provided public service funding to the Easton Area Neighborhood Center for case management to support persons at risk of becoming homeless. Under the County's Homeless Prevention and Rapid Re-housing Program (HPRP), the response to persons at-risk of becoming homeless was much more fully developed. In addition to HUD funds, Northampton County will receive funding from the Pennsylvania allocation of HPRP funding. The City is not a grantee under this program. This program is due to expire in 2012.

Northampton County has worked with the County Housing Partnership and sub-grantee agencies with demonstrated experience in housing case management and financial assistance to implement its HPRP initiative. The HPRP resources were targeted and prioritized to serve households that are most in need of this temporary assistance and are most likely to achieve stable housing, whether subsidized or unsubsidized, outside of HPRP after the program concludes. All households served must be at or below 50% of Area Median Income (AMI) based on household size. Highest priority was given to newly homeless people who are not chronically homeless and have the greatest likelihood of becoming stabilized with housing within 9 months of receiving HPRP assistance. Financial assistance was limited to the following activities (as defined in HUD's HPRP guidelines): short-term rental assistance, medium-term rental assistance, security deposits, utility

deposits, utility payments, moving cost assistance, and motel and hotel vouchers. As HPRP winds down, the HUD HEARTH Act is expected to provide a more modest amount of funding to continue prevention activities.

In addition, the North East Regional Continuum of Care has established the following goals:

- Plan and develop a rental education program utilizing best practices in renter self-advocacy. Rental education program will also address the issue of sub-standard units and code-violators.
- Provide tenant and landlord education/mediations services to tenants and landlords.

Barriers to Affordable Housing 91.220(j)

10. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Several of the public policies that negatively impact affordable housing in the City of Easton are not under the control of City government. Nonetheless, the City is an active and supportive partner to area non-profit housing developers and other organizations involved in the creation of affordable and fair housing opportunities for Easton residents. In addition to the City's willingness to work with affordable housing developers and area non-profits, the City implements several multi-year programs and initiatives to address existing barriers to affordable and fair housing that can be funded through the use of CDBG and HOME funds. The City will undertake the following activities to foster and maintain affordable housing:

- **Down Payment and Closing Cost Assistance Programs** - The City of Easton is working to alleviate cost burden and to increase homeownership opportunities for low-income households through the use of CDBG funds for down payment and closing cost assistance programs.
- **Homeownership Counseling and Training** – The City also allocates CDBG funds to support programs offered by the Community Action Committee of the Lehigh Valley (CACLV) and Neighborhood Housing Services of the Lehigh Valley (NHSLV) including training sessions on credit repair, budgeting, mortgage financing and mortgage products, home inspections, and avoiding default on a loan.
- **Referral Services** - The City of Easton also continues to work with the Lehigh Valley Center for Independent Living (LVCIL) in assisting disabled persons with obtaining and maintaining housing.
- **Code Enforcement** – One of the City's goals is to reduce housing blight and deterioration among homeowners through eliminating code enforcement issues. The City utilizes HOME funds to rehabilitate its existing housing stock and to eliminate code violations at homes of area low- to moderate-income residents.

Rental Inspection Program – The City of Easton initiated a rental inspection program in 2007. The City plans to inspect one-quarter of the City's rental housing stock each year to help to address and eliminate code violations in various rental properties throughout the City.

Other Actions 91.220(k)

11. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

a. Address obstacles to meeting underserved needs.

The two primary obstacles to meeting underserved needs in the City of Easton are the limited resources available to address identified priorities and the gap in

The obstacles identified in the Five Year Plan include a lack of adequate funding to address affordable housing and homeless needs, particularly in regard to the development of additional transitional and supportive housing units. The cost of construction and land and the current lending environment may severely lengthen the pre-development, planning, and construction of any new units. Due to the economic conditions, more and more people are in need of services. Further, the gap extends to what households can afford to pay for housing and the actual price of housing.

To address these needs, the City is working to provide additional affordable housing and to preserve the affordable housing stock. The housing rehabilitation program assists homeowners with housing rehabilitation to preserve the owner-occupied housing. Expanded housing opportunity is being created by rehabilitation of vacant housing to return it to the housing stock at an affordable level for new homebuyers.

The West Ward Partnership with CACLV and the West Ward Neighborhood is furthering the goal of maintaining affordable housing.

b. Foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards.

The guidelines for the City's Housing Rehabilitation Program comply with the lead based paint hazards at 24 CFR Part 35. Lead paint abatement is an eligible rehabilitation activity funded by the Housing Rehabilitation Program. Due to extensive lead abatement costs and the total number of highly probable lead contaminated homes, the City is more likely to pursue lead hazard reduction procedures, until the total number of lead contaminated homes has been significantly reduced. While there are local contractors who are certified to undertake work involving lead hazard control, the availability of contractors is limited. The Bethlehem Health Bureau and Easton's Housing Rehabilitation staff coordinate on issues where children with elevated blood lead levels are identified. The City has incorporated the requirements of the EPA Paint and Renovate rules.

c. Reduce the number of poverty-level families.

Development of job creation is the focus of the City's effort to alleviate poverty. During FY 2012, the City of Easton plans to undertake the following actions in its efforts to reduce the number of poverty level families:

- Technical Assistance Program in the Bushkill Creek corridor. Through this program, technical assistance, advice, and business support services are made available to owners of businesses in the Bushkill Creek corridor.

In addition to programs that are funded through the City's allocation of Federal CDBG funds, there are other economic development programs throughout the City that support business development and job creation, including:

- Providing tax credits for certain specified Pennsylvania taxes to private companies making qualified investments in rehabilitation expanding, or improving buildings in designated Enterprise Zones.

In addition to the City's efforts, various non-profit service providers provide educational and job training services to residents and business owners. For example, the Community Action Committee of the Lehigh Valley (CACLV) administers the Rising Tide Community Loan Fund, which provides micro-loans for small businesses located in low-income neighborhoods or for low-income persons who want to start a business. CACLV also has its Work Ready Program that provides job readiness and employment counseling services.

CareerLINK provides an array of services to those seeking jobs or receiving TANF or unemployment. Through job readiness programs, assistance in finding jobs, job placement, job training and tax incentive programs for employers, CareerLINK works to overcome the obstacles associated with poverty.

In the Lehigh Valley region, organizations providing educational resources work with businesses and industry through a collaboration known as the Lehigh Valley Business/Education Partnership (LVBEP). LVBEP administers the Chamber Pathways program which promotes career awareness and job readiness and provides incentive and encouragement for students to stay in school. The program assists with expanding the students' career awareness, providing insight into local and global economies.

d. Develop institutional structure.

The City of Easton's Department of Community and Economic Development will continue to oversee and administer the CDBG program. The Department is the facilitator for the activities described in this Annual Action Plan. The City of Easton has the authority to apply for and administer CDBG funds and other grants. The City will support other activities by providing certifications of consistency with the 5-year Strategic Plan.

City staff is supported by a consultant who is available to provide expertise on matters related to the development and implementation of programs. The consultant can be called on to provide training on various matters so that staff capacity to deliver the program is enhanced.

e. Enhance coordination between public and private agencies.

The City of Easton places emphasis on coordinated action within and between City departments, local and regional public agencies, and local nonprofit organizations. Coordinated actions include programmatic linkages between departments as well as budget allocation process coordination.

Staff members from the Department of Community and Economic Development actively coordinate projects and programs with other City departments, Northampton County, the

North East Regional Advisory Board, the Easton Area Neighborhood Center, ProJeCt Easton, Inc, and the Community Action Committee of the Lehigh Valley. Collaboration and coordination with these entities will continue in order to capitalize on existing investments. In this way, the City will be positioned to take advantage of potential partnership opportunities that would result in increased investment to benefit low and moderate income households and persons.

12. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

Easton, through the Lehigh Valley Planning Commission and the Affordable Housing Task Force, is involved in land use planning that integrates housing, jobs and transportation. Many jobs in the region have moved from the City of Easton and other cities in the Lehigh Valley to suburban and exurban locations making it difficult for lower income city residents to access these jobs. Affordable housing near to these work places does not exist.

A formal agreement exists between LANTA, the regional transportation provider, and the Lehigh Valley Planning Commission (LVPC) to work on developing and supporting land use patterns that are more transit friendly. The better network of service will benefit City residents as well.

In addition, the LVPC is actively working to establish rail service between the core cities in the region to New York City. A rail study was undertaken to establish the viability of this proposal. Such service would enhance economic opportunity for the residents of the Lehigh Valley.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

The City does not expect to generate program income from any CDBG funded activity in 2012. However, the Housing Rehabilitation Program offers a deferred payment loan that may be repaid should the owner move or the home no longer is the principal residence of the borrower. During the lien period of the forgiveness loan, should the homeowner sell or move, the loan is prorated for the time the owner resides in the residence and the repayment of the remainder of the loan is due to the City.

There are no float-funded activities.

2. Program income received in the preceding program year that has not been included in a statement or plan.

Any program income that might be received will be budgeted separately by means of a program modification. To date, no program income has been received.

3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.

The City has not applied for a new Section 108 loan and does not have such funds to allocate.

4. Surplus funds from any urban renewal settlement for community development and housing activities.

The City does not have any urban renewal funds.

5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

The City does not have any funds that have been returned to the line of credit.

6. Income from float-funded activities.

The City has not received and does not intend to receive program income from float-funded activities.

7. Urgent need activities, only if the jurisdiction certifies.

Not applicable. There are no Urgent Need activities to be undertaken.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low and moderate income.

For FY 2012, 100% of funds are being allocated for activities that benefit low- and moderate-income people.

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

Actions to Affirmatively Further Fair Housing:

Easton prepared an Analysis of Impediments to Fair Housing in 2009. This document provides a list of recommendations to address concerns about Fair Housing. The County is taking steps to implement these recommendations.

Monitoring

1. Describe the standards and procedures used to monitor activities carried out in furtherance of the plan.
2. Describe actions to be taken to monitor performance in meeting its goals and objectives set forth in the Consolidated Plan.
3. Describe steps/actions being taken to insure compliance with program requirements, including requirements involving the timeliness of expenditures?
4. Describe steps/actions used to ensure long-term compliance with housing codes, including any actions or on-site inspections it plans to undertake during the program year. (A HOME program grantee should identify steps it will take to review affordable housing projects it has funded to insure compliance with all HOME program requirements.)
5. Describe actions to be taken to monitor its subrecipients, (including sponsors or administering agents)?

This section describes the monitoring standards and procedures that the City of Easton, through the Easton Redevelopment Authority (ERA), will follow during the implementation of the FY 2012 Annual Action Plan. Performance monitoring is an important component in the long-term success of the City's CDBG Program. The ERA is responsible for ensuring that the recipients of federal funds meet the purposes of the appropriate legislation and regulations, and that funds are disbursed in a timely manner.

ERA will monitor activities carried out during FY 2012 to ensure long-term compliance with program requirements. The objectives of this monitoring are to make sure that activities 1) comply with all regulations governing their administrative, financial, and programmatic operations; 2) achieve their performance objectives within schedule and budget; and 3) comply with the Consolidated Plan.

Internal controls have been designed to ensure adequate segregation of duties. ERA prepares agreements for non-housing activities supported by CDBG. ERA also establishes accounts in cooperation with the Department of Community and Economic Development. Invoices are monitored for compliance with the approved spending plan and federal regulations. The Department of Community and Economic Development administers the City of Easton's Integrated Disbursement and Information System (IDIS). The Department

of Community and Economic Development is also primarily responsible for setting up and administering activities. The City's monitoring standards and procedures ensure that statutory and regulatory requirements are being met and the information submitted to HUD is correct and complete.

In accordance with HUD's Community Planning and Development Notice 03-09, the City of Easton will implement outcomes and performance measures for the CDBG Program. In accordance with the HUD Training Manual and Guidebook Community Planning and Development Outcome Performance Measurement Framework, the City of Easton will incorporate HUD's recommended system into its IDIS reporting and its Consolidated Annual Performance and Evaluation Report (CAPER).

Appendices

Appendix 1: Certifications

See Certifications on the following pages.



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Name

Name

Title

Title

Address

Address

City/State/Zip

City/State/Zip

Telephone Number

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

4. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
5. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) **2012** (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
6. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

7. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

8. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Hon. Salvatore J. Panto

Name

Mayor

Title

One South Third Street, 3rd Floor

Address

Easton PA 18042

City/State/Zip

610-250-6610

Telephone Number

- This certification does not apply.
 This certification is applicable.

OPTIONAL CERTIFICATION - CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

ESG Certifications

I, _____, Chief Executive Officer of Easton, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential _____ services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
- This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

1. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
2. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
3. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
4. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City Hall	One South Third Street, 3rd Floor	Easton	Northampton	PA	18042

- A. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- B. All "direct charge" employees;
- C. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- D. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- Analysis of Impediments to Fair Housing
- Citizen Participation Plan
- Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Hon. Salvatore J. Panto

Name

Mayor

Title

One South Third Street, 3rd Floor

Address

Easton PA 18042

City/State/Zip

610-250-6610

Telephone Number

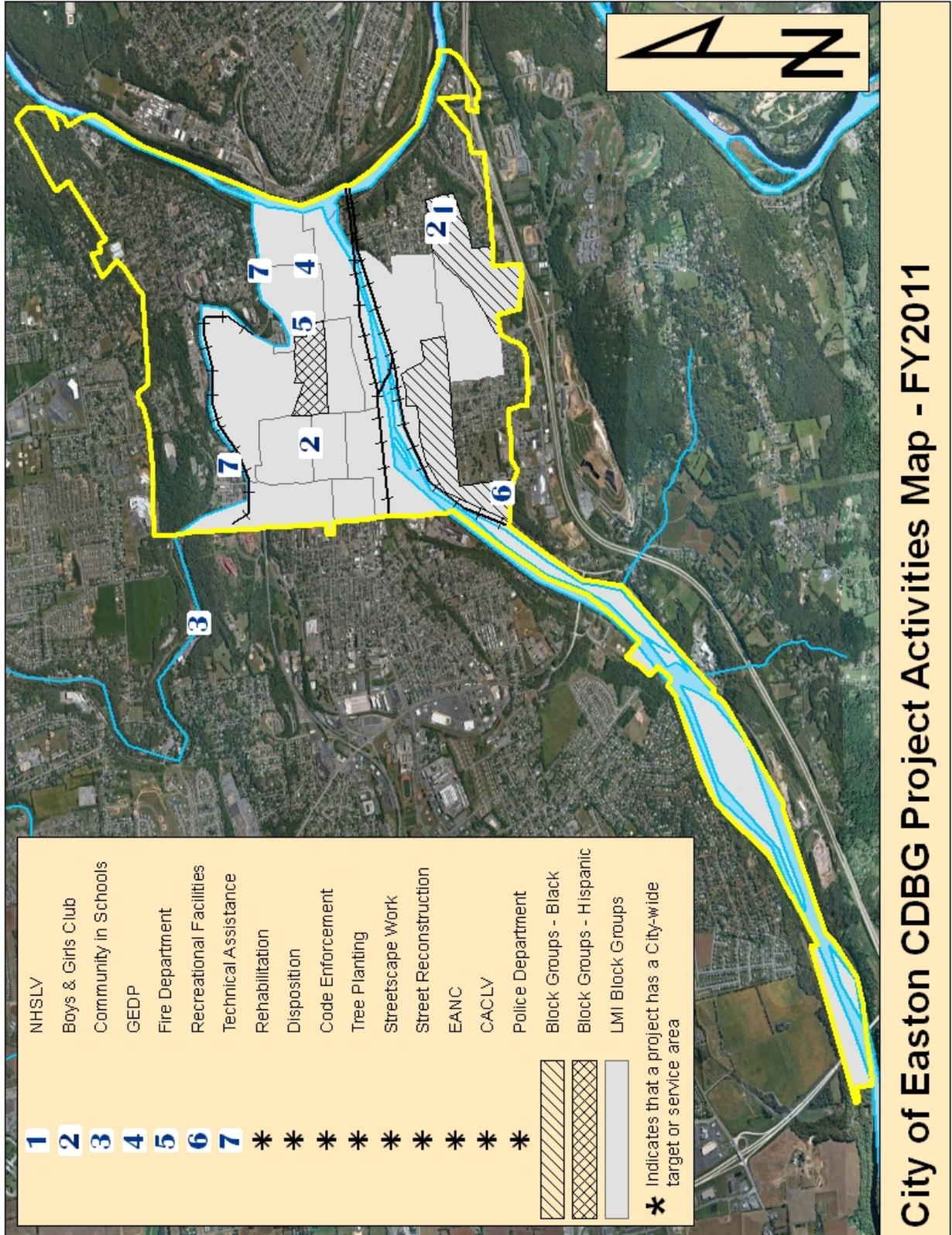
Appendix 2: Citizen Participation Plan and Evidence of Citizen Participation

Appendix 3 / Evidence of Notification per 24 CFR Part 91.100(4)

A copy of the City's letter to surrounding municipalities follows.

Appendix 4 / Tables

Appendix 5 / MAP OF ACTIVITIES



Appendix 6 / PUBLIC HOUSING AUTHORITY CFP TABLES

Part I: Summary					
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO2450111 Replacement Housing Factor Grant No: Date of CFFP:			FEY of Grant: 2011
Type of Grant XX <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		[Revised Annual Statement (revision no:) [Final Performance and Evaluation Report			
[Performance and Evaluation Report for Period Ending:		[Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ' 1	97,018.80			
3	1408 Management Improvements	40,000.00			
4	1410 Administration (may not exceed 10% of line 21)	48,509.40			
5	1411 Audit	500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	63,000.00			
10	1460 Dwelling Structures	138,000.00			
11	1465.1 Dwelling Equipment Nonexpendable	2,500.00			
12	1470 Non-dwelling Structures	33,065.80			
13	1475 Non-dwelling Equipment	19,500.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	3,000.00			
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 — 19)	485,094.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	40,000.00			
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs	47,500.00			
25	Amount of line 20 Related to Energy Conservation Measures	50,500.00			

To be completed for the Performance and Evaluation Report.

' To be completed for the Performance and Evaluation Report of a Revised Annual Statement.

PHAs with under 250 units in management may use 100% of CFP Grants for operations. 4

RHF funds shall be included here.

Part I: Summary					
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO2450111 Housing Factor Grant No: Repl.			FFY of Grant: 2011
					FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:				Annual	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date

Part H: Supporting Pages								
PI-IA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450111 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP#PA	Replace Sewer Lines	1450	200 Ft.	3,000.00				
024000001	Install Security Cameras	1450	2	4,000.00				
PA24-6A	Replace Cold Water Lines	1460	200 Ft.	2,000.00				
Scattered Sites	Repair /Replace Privacy Fences	1450	1000 Sq.Ft.	1,000.00				
PA24-3	Replace Selected Entrance Doors	1460	12	3,000.00				
Delaware Terrace	Replace Selected Screen Doors	1460	12	2,000.00				
Annex	Replace Range Hoods	1465.10	42	1,000.00				
	Renovate/Build Units to satisfy	1460	3	6,000.00				
	504 Requirements							
	Relocation Costs	1495.10		3,000.00				
	Replace Electrical Outlets	1460	100	500.00				
	Replace Sidewalks/Curbs	1450	1000 Ft.	4,000.00				
	Replace Siding	1460	12	25,000.00				
	Replace Windows	1460	10	2,000.00				
	Replace Roofs	1460	5	5,000.00				
	Renovate Bathrooms	1460	12	10,000.00				
	Replace Tub/Showers	1460	12	2,000.00				
	Development Security	1450	2	2,000.00				
	Install Picnic Tables	1450	3	1,000.00				

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

Part U: Supporting Pages								
PHA Name: Easton Housing Authority			Grant Type and Number Capital Fund Program Grant No:PA26PO2450111 CFFP (/ No): Replacement Housing Factor Grant No:			Federal PRY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated -	Funds Expended ¹	
AMP#PA024000002	Install Security Cameras	1450	4	4,000.00				
PA24-2A, 2B	Replace Selected Roofs	1450	5	2,000.00				
Jefferson Street & N. Union Street	Replace VAT Floor Tile	1460	1000 Ft.	3,000.00				
	Replace Range Hoods	1465.10	56	1,500.00				
	Replace Electrical Outlets	1460	40	500.00				
	Landscaping	1450	500Sq.Ft.	1,000.00				
	Repair/Replace Privacy Fencing	1450	200 L.Ft.	500.00				
	Repairs for 504 Compliance	1460	2	3,000.00				
	Install Central Mailboxes, Exterior	1450	3	3,000.00				
	Renovate Community Room	1470	1	3,000.00				
	Install New HVAC in Community Room	1470	1	2,000.00				
	Install Electric Meters	1460	60	2,000.00				
	Repair Gallery Bldg Steel	1460	5	2,000.00				
	Replace Kitchen Cabinets	1460	12	5,000.00				
	Renovate Bathrooms	1460	5	5,000.00				
	Repair/Replace Storm Doors	1460	56	2,000.00				
	Repair/Replace Walls	1450	50 Ft.	2,000.00				
	Construct Storage Sheds	1460	28	5,000.00				
	Replace Entrance Doors	1460	56	5,000.00				

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

² To be completed for the Performance and Evaluation Report.

Part II: Support: ig Pages									
PHA Name: Easton Housing Authority			Grant Type and Number Capital Fund Program Grant No:PA26PO2450111 CFFP (/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Name/PIIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated	Funds Expended		
AMP#PA024000004	Renovate Balcony Entrances	1460	36	5,000.00					
PA24-4,6C	Install Security Cameras	1460	4	3,000.00					
Walter House & Bushkill	Repair/Replace Interior Plumbing	1460	10	5,000.00					
	Replace Exterior Lights	1450	5	500.00					
	Replace Sidewalks/Curbs	1450	1000 Ft.	3,000.00					
	Install New HVAC	1460	2	2,000.00					
	Repairs for 504 Compliance	1460	5	5,000.00					
	Replace Floor in Lobby	1460	800 Sq.Ft.	1,000.00					
	Roof Repairs	1460	1	3,000.00					
	Upgrade Fire Alarm System	1460	1	3,000.00					
	Renovate Community Room	1460	1	5,000.00					

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

Part It: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450111 CFFP (/No): Replacement Housing Factor Grant No:				Federal FFY of Grant; 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised '1	Funds Obligated	Fund; Expended''	
	Renovate/Relocate Laundry Room	1460	1	2,000.00				
	Repair/Replace Garbage Compactor & Chutes	1460	1	3,000.00				
AMP#PA024000008 PA24-8 Harlan House	Install dehumidifiers in Offices	1475	2	500.00				
AMP#PA09999 157 S. 4 th St. & 222 E. St. Joseph St.	Upgrade Electric	1470	1	3,000.00				
	Replace Windows	1470	6	2,000.00				
	Replace Sidewalks/Curbs	1450	500 Ft.	4,000.00				
	Landscaping	1450	100 Ft.	2,000.00				
	Repair/Replace Roofing	1450	1	2,000.00				

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

Part II: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO2450111 CFFP (/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2011		
Development Number Nacre/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 ²	
Authority Wide	Sewer, Storm Sewer Repair/Replace	1450	100 Ft.	5,000.00		-		
	Energy Conservation	1460	20	5,000.00				
	Security Improvements	1450	10	10,000.00				
	Landscaping	1450	1000 Ft.	4,000.00				
	Repair/Replace Sidewalks/Curbs	1450	100 Ft.	1,000.00				
Authority Wide	Operations	1406		97,018.80				
Management Improvement	Staff Training	1408		3,000.00				
	MIS Training	1408		3,000.00				
	MIS Software Improvements	1408		3,000.00				
	Family Self-Sufficiency	1408		3,000.00				
	Resident Initiatives	1408		3,000.00				
	Employee Benefits	1408		25,000.00				

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant:
PHA Name:					Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Easton</u> PHA Code: <u>PA024</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>305</u> Number of HCV units: <u>562</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:35%;">Participating PHAs</th> <th rowspan="2" style="width:10%;">PHA Code</th> <th rowspan="2" style="width:20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width:20%;">Programs Not in the Consortia</th> <th colspan="2" style="width:15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:5%;">PH</th> <th style="width:5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">(See Attached Sheets)</p>																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">(See Attached Sheets)</p>																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p style="text-align: center;">(See Attached Sheets)</p>																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <p style="text-align: right;">(See Attached Sheets)</p>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <p style="text-align: right;">(See Attached Sheets)</p>																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

Section 5.0 – 5-Year Plan

Section 5.1 – The mission of the PHA is to serve the needs of low-income, very low-income and extremely low-income families in the City of Easton and to:

- (1) maintain the availability of decent, safe and affordable Housing in its community;
- (2) ensure equal opportunity in housing;
- (3) promote self-sufficiency and asset development in Families and individuals; and
- (4) improve community quality of life and economic viability.

Section 5.2 – Goals and Objectives

(a) Maximize utilization rate of Section 8 vouchers, reduce vacancy times of public housing dwelling units.

(b) List of Goals contained in the 5-Year Plan Under Section B – Goals.

HUD Goal 1: Increase the availability of decent, safe and affordable housing.

PHA: HACE through the use of its HOPE VI Revitalization Grant is working to meet the goals listed in this section. The HOPE VI grant called for the demolition of Delaware Terrace, occupied in 1953 and a portion of Delaware Terrace Annex, occupied in 1961. Both developments were obsolete and needed to be demolished to make way for homes that would improve the quality of the housing made available to residents.

With the implementation of this grant residents of that development needed to be relocated and were provided with both vouchers and counseling on the use of the vouchers. In some instances residents remained in the local area but others made use of the portability of those vouchers to move outside the local area.

As usual, the authority explains the portability of its vouchers during briefings held for persons issued Section 8 Vouchers.

Dwelling units built to replace these two developments will provide residents with the choice of returning to public housing, retaining and using their Section 8 Voucher in the newly modernized development or possibly purchasing a home in that development. Should the opportunity to purchase a home in the newly modernized development not be used by a returning resident, that opportunity would then be passed along to another resident of public housing prior to being sold on the open market.

Demolition of all structures at Delaware Terrace and Delaware Terrace Annex Developments has been accomplished and infrastructure work consisting of installation of new sanitary storm and water lines has been completed. Curbing and paving work has been completed. Construction of single family homes, duplexes and townhouses has been completed. There are thirty-four ACC dwelling units and twenty-two project based voucher dwelling units in the family development. Lease up is currently occurring among public housing residents as well as applicants on the public housing and Section 8 Waiting Lists.

The next phase, the senior phase will begin construction in June of 2011 and will consist of twenty-nine ACC dwelling units and eleven project based voucher units.

The home-ownership phase will begin construction in the summer of 2011 with forty-two homes being built by the housing authority and six units being built by Habitat for Humanity. Construction on the Habitat for humanity dwelling units will begin by the Fall of 2011.

Construction of the community building is complete and the Neighborhood NetWork Center is currently being set up. The HOPE VI application called for an ArtWall to be constructed at the community center. ArtsQuest has undertaken completion of the project with completion due by September, 2011.

The authority has also increased the site lighting at all its senior and family developments. The site lighting is on a master timer and operates on a dusk-to-dawn system.

The housing authority in cooperation with First Energy installed light bulb kids containing four sixty watt and two 75 watt bulbs along with two night lights with night sensors at two hundred and ninety-three public housing residences. This project replaced residents' incandescent lights with energy saving bulbs.

Three of the authority's developments are designated for elderly residents or residents with disabilities.

HUD GOAL 3 – Promote self-sufficiency and asset development of families and individuals.

PHA Goal – Through the Family Self-Sufficiency Program the authority works with residents enrolled in the program to improve their potential for employment. The authority works with other agencies in providing the opportunity for residents to obtain their GED's, and attend English As A Second Language Classes. The authority also works through programs such as PIC/JARC, Family Savings Program and with organizations such as Ways To work to assist residents in the purchase of a vehicle needed for transportation to work or school. The authority also works with residents to allow them to attend community college or other colleges to obtain an associates or bachelor's degree as well as licenses required for other jobs. The authority also provides credit counseling and financial fitness training through organizations such as, Wells Fargo, and KNBT as well as home ownership preparation through CACLV, Wells Fargo, KNBT, the County and NHS. Outside agencies provide Career Decision Making courses to participants allowing participants to find out what type of career they would be interested in and then aligning that participant with the proper resources to obtain the proper credentials for that career. Another outside agency conducts a seminar on Barriers to Career Success which explores the reasons why a participant is unable to obtain a job, retain a job or be promoted. The authority also makes referrals, if needed, for mental health, family counseling and parenting services. Interested participants also work with Business Ownership Counseling Services, a division of the Community Action Committee of the Lehigh Valley to obtain the necessary training and paperwork necessary to start their own business. The authority works with various other agencies in eliminating obstacles which participants may encounter in their effort to become self-sufficient.

HUD Goal 4 – Ensure Equal Opportunity in Housing for all Americans.

PHA Goal – The authority has designated 15 dwelling units for persons with disabilities and is working on designating additional dwelling units for persons with disabilities. Dwelling units designated for the disabled are for the physically disabled and hearing impaired.

Section 6.0 PHA Plan Update

(a) There have been no revisions to the PHA's Plan since the submission of its 2011 Annual Plan and Amendments.

(b) The 5-Year and Annual Plan for the Easton Housing Authority for the period 2012 – 2016 may be obtained at the housing authority's administrative offices at 157 South Fourth Street, Easton, Pennsylvania. A copy of the PHA'S 5-Year and Annual Plan have been provided to each active Resident Management Association and would be provided to any newly formed association.

(d) HACE has reviewed the requirements under the Violence Against Women Act and the Department of Justice's Act of 2005 (VAWA and has revised its Admissions and Continued Occupancy Policy and Section 8 Lease and HAP Contract.

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

(a) HACE has received a HOPE VI Grant, and will contemplate applying for Modernization or Development grants as may be applicable.

(b) (1) The housing authority received approval of its Application for Disposition of Delaware Terrace (PA24-1), and a portion of Delaware Terrace Annex (PA24-3) Developments on October 23, 2009

(c) HACE expects to receive approximately \$250,000 of First Increment Replacement Housing Factor funds in fiscal year 2012. HACE anticipates accumulating these funds for future development/rehabilitation of public housing units.

(d) The housing authority does not contemplate, at this time, converting any of its dwelling units to tenant based assistance. However, the housing authority may choose to analyze financial implications of such action.

(e) HACE administers a Section 8 Voucher Homeownership Program.

(f) HACE can project base up to 20% of its inventory at locations within the corporate boundaries of the City of Easton. Site selection will be consistent with the project based statutory goals of de-concentrating poverty and expanding housing and economic opportunity.

Section 8.0 Capital Improvements

Section 8.1 – Capital Fund Report at end of document.

Section 8.2 – Capital Fund Report at end of document.

Section 8.3 – Not applicable.

Section 9.0 Housing Needs

According to information contained in the City of Easton's Consolidated Plan families with incomes below thirty percent AMI and income above the 30% AMI but below 50% of AMI are the most impacted by the issues of the affordability and supply of housing. The issues of quality, accessibility, size and location show less of an impact but should still be addressed. The housing authority has also discerned a need for additional handicapped and large family dwelling units.

Section 9.1 – Strategy for Addressing Housing Needs

The authority will address the issue of the supply of housing by continuing to work with its contracted maintenance and painting companies to reduce the number of days a public housing dwelling unit is off line thus enabling units to be turned over quicker for occupancy by a new tenant.

The authority will address the issue of the lack of affordable housing by utilizing additional HUD public housing and Section 8 resources, when available, and by seeking out other public and private resources. The authority is investigating the potential uses of replacement housing factor funds.

The issue of affordable housing and location of housing will be addressed by the authority through the use of its Family Self-Sufficiency Program, and Section 8 Home Ownership Programs. Participants in these programs are encouraged to move forward at their own pace to accomplish goals and achievements set by the participant and the housing authority toward attaining self-sufficiency and possible home ownership. Participants of the Section 8 Voucher Program are provided with names of landlords who own apartments throughout and adjacent to the City of Easton.

The authority continually upgrades the quality and accessibility of its housing stock through the use of its capital fund program and general operating fund budget. Through inspections of units leased through the Section 8 Voucher program the authority attempts to assure the quality of dwelling units under its Section 8 voucher program.

Regarding the discerned need for additional elderly, handicapped and large family dwelling units, the authority would seek out sources of funding for affordable housing for these types of units.

Section 10.0 Additional Information

(a) Through the current plan year and as we approach the 2012 plan year HACE is continuing to implement its policies and programs in compliance with HUD regulations and thus is continuing to promote adequate and affordable housing, economic opportunity and suitable living environment, free from discrimination.

- A new updated website is being developed.
- The Family Self Sufficiency Program continues to publish Newsletters
- Employment Assistance Sheets – employment opportunities/info, job fairs and relative job search information compiled monthly and provided by mail to unemployed FSS participants. Employment binder with more detailed information maintained in FSS office.
- HACE will work more closely this year with local banks to encourage participants to establish bank accounts.
- Services for participants with disabilities have improved thanks to the new relationship developed with Center for Independent Living and the efforts of the Client Assistance Program which has greatly improved the response time and communication between Office of Vocational Rehabilitation and applicants/participants.
- Section 8 Home Ownership – Mortgage pre-qualifications have improved greatly among FSS participants. The HACE will investigate the implementation of more one-on-one outreach in order to encourage more participation in the program.
- The housing authority continues to maintain a close watch on its TARs through the ad hoc duties of a staff person and effects timely evictions in cases of non-payment of rent. The authority continues to have a contract with a local collection agency although limited success has been attained.
- HACE continues to direct the expenditures of its CFP allocations as well as its general fund budget and stimulus funds toward the renovation and physical upkeep of its public housing units. With the disposition of the authority's largest development and a portion of an adjacent development, additional funds will be available to address renovation and physical upkeep of the remainder of its developments.
- HACE continues to apply policies ensuring Equal Housing Opportunities and has increased the number of units made accessible to persons with disabilities through completion of its HOPE VI Project and through renovation of units to meet Section 504 standards.

- HACE was awarded a HOPE VI Revitalization Grant in October of 2006. Demolition phase of this Revitalization Grant has been completed and implementation of the infrastructure of the entire development is completed. Also, the construction of the condominium and single family dwelling units has been completed. The authority was awarded a tax credit reservation by the Pennsylvania Housing Finance Agency for the Senior Phase of the HOPE VI Delaware Terrace Project.
- Through the HOPE VI Revitalization Grant the facilities used by the Boys and Girls Club located at the former Delaware Terrace Development has been remodeled and expanded to allow for additional services to be provided to the residents of public housing by the Boys and Girls Club of Easton. The facility also contains the offices of the management company and the Neighborhood Networks Center.
- The Grant received by HACE from the Northampton County Community and Economic Development Association for funding to implement a Lease to Purchase Homeownership Program will be used to assist participants of HOPE VI to purchase a home.
- HACE continues to encourage resident empowerment through support and assistance of the Resident Management Associations and continues to actively recruit new resident management associations at developments which do not currently have active resident management associations.
- HACE continues to send its newsletter quarterly to its residents. Articles in the newsletters highlight residents that have achieved home ownership, announce new housing authority policies, put the spotlight on residents who have attained an age between ninety and one hundred years old, show photographs of housing authority/resident events. HACE initiated and continues to hold Earth Day Celebrations where residents from four senior complexes along with HACE staff work together in the planting of flowers and bushes in an effort to enhance the appearance of its developments. Also to enhance the appearance of its developments, HACE is working with residents of our senior buildings to hang pictures in the hallways of the buildings. Some residents have also volunteered to put together jig saw puzzles which are then glued, framed and hung in the hallways of the buildings. HACE also initiated Night Out Activities in four of its developments in 2008 and will continue that activity in 2011. Residents of one senior building, in the summer of 2010, worked with HACE staff and the West Ward Association to plant a vegetable garden with produce to be shared among all residents in the building. Some residents volunteered to grow tomato plants on their balconies or patios. Residents of the one senior building expanded the garden area for planting and also are taking advantage of a raised bed which residents who can no longer bend over very well to work a garden and residents who are in wheelchairs to plant various vegetables which will also be shared among all residents. Residents of another senior building will also be

gardening through the use of a raised bed this year through the efforts of the staff and the West Ward Association.

- HACE again solicited bids and awarded contracts for maintenance services, lawn maintenance, cleaning and painting of vacant units, cleaning of offices and common areas and extermination services. Also in an effort to improve the appearance of its developments, the authority initiated a painting program for the common areas in its three senior hi-rise buildings, two of which have been completed. A library was started at two senior citizen buildings with books from the library at the third senior citizen building plus any donated items. A small children's library was started in the community room of the senior building which is used by Lafayette College's KIC program.
- Lafayette College conducts weekly a Teens in the Community Program for teenagers through eighteen years of age and weekly Kids in the Community Program for our younger children.

(b) Significant Amendment – Continue to Perform goals as stated in this plan, however, it would be through alternate means, i.e. conversion of public housing units to Section 8 Vouchers.

Substantial Deviation/Modification – To go in a direction that would be contrary to the goals as stated in this plan.

The Authority may amend the Plan for any eligible item or purpose that is consistent with our mission statement and has a cost that is less than 20% of the Capital Fund Grant amount.

Any change to the Plan which is outside the scope of the above description shall be considered a significant amendment or a substantial deviation/modification.

(c) HACE entered into a Voluntary Compliance Agreement regarding Section 504 issues with the U.S. Department of Housing and Urban Development in September of 2009.

Section 11.0 Required Submission for HUD Field Office Review – Submit various HUD forms.

11.0 (f) The following are comments made by Members of the Resident Advisory Board on the Agency's 2012 Agency Plan and how the authority plans to address the issue:

1. Painting of the railings on the patios of the Walter House

Painting of the railings would be added to the list of maintenance items to be accomplished with general fund.

2. Installation of a vanity under the sink in the bathrooms in the Walter House to allow more storage space for residents.

Installation of vanities under the sinks in the bathrooms is included in work items in one of the authority's Capital Fund Program.

3. Replace Range Hoods in Bushkill House.

Replacement of Range Hoods in the Bushkill House has been included in work items in one of the authority's Capital Fund Programs.

Part I: Summary					
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO2450112 Replacement Housing Factor Grant No: Date of CFFP:		FEY of Grant: 2012 FFY of Grant Approval:	
Type of Grant XX <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		[] Revised Annual Statement (revision no:) [] Final Performance and Evaluation Report			
[] Performance and Evaluation Report for Period Ending:					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21)'	84,109.60			
3	1408 Management Improvements	35,000.00			
4	1410 Administration (may not exceed 10% of line 21)	42,054.80			
5	1411 Audit	500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	76,500.00			
10	1460 Dwelling Structures	131,883.60			
11	1465.1 Dwelling Equipment Nonexpendable				
12	1470 Non-dwelling Structures	2,000.00			
13	1475 Non-dwelling Equipment	14,500.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	4,000.00			
17	1499 Development Activities 4				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 — 19)	420,548.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	6,000.00			
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs	5,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	64,167.80			

To be completed for the Performance and Evaluation Report.
 'To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
 PHAs with under 250 units in management may use 100% of CFP Grants for operations. 4
 RHF funds shall be included here.

Part I: Summary					
PIA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO2450112		Housing Factor Grant No:	
				F.Y. of Grant: 2012	
				F.Y. of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disaster/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:			Annual		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

Part H: Supporting Pages								
PI-IA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Wo'k
				Original	Revised	Funds Obligated	Funds Expended	
AMP#1	Renovate Bathrooms	1460	28	5,715.80				
PA24-3	Repair/Replace Roofs	1450	14	4,000.00				
Delaware Terrace Annex	Upgrade Faucets/showerheads to Energy efficient	1460	28	1,000.00				
	Install dryer capabilities	1460	28	10,000.00				
	Replace interior lighting to energy efficient	1460	140	14,000.00				
AMP#1	Install dryer capabilities	1460	12	7,000.00				
PA24-6A	Upgrade Faucet/showerheads to Energy Efficient	1460	20	1,000.00				
Scattered Sites	Upgrade interior lighting to Energy Efficient	1460	36	3,600.00				
	Repair/replace parking pads	1450	6	4,000.00				
	Renovate bathrooms	1460	20	5,000.00				

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

Part H: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#2	Gallery Building Structure							
PA24-2A/B	Repair/Replace damaged concrete	5	1450	5,000.00				
Jefferson St. Dev.	Refurbish/Replace Steel	5	1450	25,000.00				
N. Union St. Dev.	Relocation		1495.1	4,000.00				
	Remove VAT, Install VCT tiles	14	1460	15,000.00				
	Install dryer capabilities	30	1460	27,500.00				
	Upgrade to energy efficient int. lighting	200	1460	20,000.00				
	Upgrade to energy efficient showerheads/ faucets	110	1460	5,500.00				

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

Part U: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (/ No): Replacement Housing Factor Grant No:				Federal PRY of Grant: 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ¹	
AMP#4								
PA24-4	Upgrade to energy efficient showerheads/	1460	45	2,250.00				
Walter House	faucets							
	Upgrade to energy efficient ind. lighting	1460	45	4,500.00				
	Repair concrete spalling on patios and	1450	5	2,500.00				
	building							
	Refurbish steel railing on patios	1450	20	5,000.00				
	Repair/replace sel sidewalk, curb, steps	1450	500 ²	2,000.00				
	For 504 or trip hazard							

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

Part II: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: 2012		
Development Number Name/PIIA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated	Funds Expended	
AMP#4 PA24-6C	Upgrade to energy efficient faucets/ showerheads	1460	48	2,400.00				
Bushkill House	Upgrade to energy efficient int lighting	1460	110	5,417.80				
AMP#8 PA24-8	Upgrade garage doors to insulated For energy efficiency	1475	1	2,500.00				
Harlan House	Repair to spalling concrete on patios And structure	1450	6	3,000.00				

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

Part It: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (/No): Replacement Housing Factor Grant No:				Federal FFY of Grant; 2012		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Fund ¹ ; Expended ²	
Authority Wide	Repair/Replace select curbs/sidewalk/Steps for 504 or trip hazards	1450	500'	2,000.00				
	Repoint/replace/repair select retaining walls	1450	100'	2,000.00				
	Repave select parking pads/lots	1450	2	4,000.00				
	Energy Conservation	1460	10	2,000.00				
	Sewer, Storm Sewer Repair/Replace	1450	100 Ft.	5,000.00				
	Security Improvements	1450	10	5,000.00				
	Landscaping/trees	1450	1000 Ft.	4,000.00				
AMP#PA09999	Upgrade Electric	1475	1	3,000.00				
157 S. 4 th St. &	Replace Sidewalks/Curbs	1450	500 Ft.	2,000.00				
222 E. St. Joseph St.	Landscaping	1450	100 Ft.	2,000.00				
	Repair/Replace Roofing	1470	1	2,000.00				

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

Part II: Supporting Pages								
PHA Name: Easton Housing Authority		Grant Type and Number Capital Fund Program Grant No:PA26PO2450112 CFFP (No): Replacement Housing Factor Grant No:				Federal FFY of Grant:2012		
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 2	Funds Expended 2	
Administration	Salaries/Employee Benefits	1410		39,054.80				
	Legal Fees	1410		1,000.00				
	Advertising	1410		2,000.00				
Audit	Close Out Programs	1411		500.00				
Fees & Costs	A/E Fees	1430		20,000.00				
	Consultants	1430		8,000.00				
	Energy Audit	1430		2,000.00				
Non Dwelling	MIS Hardware	1475		5,000.00				
Equipment	Office Furniture/Equipment	1475		4,000.00				
	Totals			420,548.00				

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

Part III: Implementation Schedule for Capital Fund Financing Program					Federal FFY of Grant
PHA Name:					Reasons for Revised Target Dates
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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