

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

APRIL, 2025 DRAFT

PHA Plans

5 Year Plan for Federal Fiscal Years 2025 – 2030

5 Year Plan for Authority Fiscal Years 2025 – 2030

Annual Plan for Federal Fiscal Year 2025

Annual Plan for Authority Fiscal Year 2025

PA003v01

Scranton Housing Authority

400 Adams Avenue

Scranton, Pennsylvania 18510

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



Return to PHA Selection

HUD-50077-SL

HUD-50077-ST-HCV-HP

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Annual PHA Plan (Standard PHAs and Troubled PHAs)

Purpose, Applicability and Definitions

A. PHA Information.

A.1 PHA Name: **Scranton Housing Authority** PHA Code: **PA003** CY: **2025** ID: **3816**

PHA Type: **Standard PHA** Show Details PHA Plan for Fiscal Year Beginning (MM/YYYY): **10/2025** Status: **Created** Version: **1**

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units: **1244** Number of Housing Choice Vouchers (HCVs): **1059** Total Combined Units/Vouchers: **2303**

PHA Plan Submission Type: Annual Submission Revised Annual Submission PHA Program Type Code: **C**

Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

* How the public can access this PHA Plan: The SHA will make the plan available at the main office, all AMPs, the Scranton Public Library and the Scranton Housing Authority website. Additionally, the members of the Resident Advisory Board will receive a copy of the Plan.

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PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)



Go

Actions



No data found.

B. Plan Elements

* B.1 Revision of Existing PHA Plan Elements.



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Actions

Add/Delete/View Plan Elements Attachment 1

- ☆ Altmsg = 'pass' ×
- ☆ Altmsg = 'warning' ×

Y	N	(a) Have the following PHA Plan elements been revised by the PHA?	(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):	(c) The PHA must submit its Deconcentration Policy for Field Office review.
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- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

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* B.2 New Activities.



Go

Actions

Add/Delete/View New Activities Attachment 1

- ☆ 2 Altmsg = 'pass&...', Altmsg = 'warni...

Y	N	(a) Does the PHA intend to undertake any new activities related to the	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for
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B.1 REVISION OF PHA PLAN ELEMENTS

The Scranton Housing Authority did not revise any of its PHA Plan Elements during the past year.

B.2 NEW ACTIVITIES

The Scranton Housing Authority is still considering the Disposition of certain public housing scattered site units. Some of the scattered sites have become obsolete and would be very expensive to renovate. We will utilize the Section 18 disposition application process to accomplish this. We will need to complete multiple 4-unit inventory removal applications.

The Scranton Housing Authority (SHA) will continue to comprehensively renovate the row houses within Valley View Terrace. The modernization of two additional buildings will commence this year. This will be accomplished using CFP Funds. The work will include new windows, entrance doors, code compliant kitchens and baths, new flooring and appliances. Also, SHA will replace the existing roofs at Buildings 9 and 10 at Valley View Terrace. The roof and HVAC system at the main office building at 400 Adams Avenue need to be replaced. The main office is part of the Central Cost Center. Finally, new security systems will be installed at the family developments at Valley View Terrace, Hilltop Manor and Bangor Heights. The Scranton Housing Authority has self-implemented an Energy Performance Contract (EPC III) for new doors and windows at Bangor Heights, new windows at Washington West Apartments and a new heating system at Building 25 at Hilltop Manor.

SHA intends to provide eight (8) Project-Base Housing Choice Vouchers in accordance with Federal Regulations to the Hilltop Heights Development. The LIHTC Project is in the South Scranton section of the city and is in line with the goals of the City of Scranton's Consolidated Plan. This multi-million-dollar project also supports the goals and objectives of SHA's Agency Plan by serving the needs of lower income families in the City of Scranton.

PHA PLAN UPDATE

The comprehensive modernization of buildings 12, 13 and 14 at Valley View Terrace is ongoing. The next two buildings scheduled for comprehensive renovation are buildings 7 and 8. The installation of new security cameras at the Jackson Terrace and Riverside Apartments is complete. Our residents are delighted with these added security measures to their developments. The new doors and windows have been installed at Hilltop Manor, Riverside Apartments and Jackson Terrace.

As previously mentioned, Honeywell International completed the installation of a geo-thermal heating and air conditioning system at Valley View Terrace. This green technology continues to produce substantial savings for Scranton Housing Authority. As we comprehensively renovate the other existing buildings, additional energy conservation items will be installed. The Scranton Housing Authority implemented a phase 2 of our Energy Performance Contract (EPC) with Honeywell International. This produced additional cost savings for all the Authority's public housing developments.

Scranton Housing Authority will continue to update its 5-year Capital Improvement Plan on an annual basis. Our ongoing physical needs assessment and resident input will allow us to determine our priorities as additional capital improvements are made.

HOUSING NEEDS

Based on HUD data the following highlights the housing needs of low- income, very low-income, and extremely low-income families who reside in Scranton, Pennsylvania.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	3,474	4	1	3	3	2	3
Income >30% but <=50% of AMI	2,797	3	1	3	3	2	3
Income >50% but <80% of AMI	3,238	2	1	2	2	1	2
Elderly	4,346	1	1	2	2	1	2
Families with Disabilities (individuals)	16,803	3	3	3	3	3	3
African-American	534	4	1	3	3	2	3
Hispanic	345	4	1	3	3	2	3

Our Agency Plan is available for review at the Main Office of the Scranton Housing Authority, 400 Adams Avenue, Scranton, Pa. and at the Scranton Public Library, corner of Vine Street and North Washington Avenue, Scranton, Pa. Also, a copy of our Agency Plan will be available for review at each of our six Asset Management Projects (AMP). The following are our six AMP locations:

<u>AMP</u>	<u>NAME</u>	<u>LOCATION</u>
1	Valley View Terrace	950 Pear Street, Scranton, Pa 18505
2	Hilltop Manor	136 Belvedere Drive, Scranton, Pa 18505
3	Bangor/Scattered Sites	Kelly Avenue, Scranton, Pa 18508
4	Adams/Wash. West/Wash. Plaza	537 N. Washington Ave. Scranton, Pa 18509
5	Adams High Rise	420 Adams Avenue, Scranton, Pa 18510
6	Jackson/ Riverside	1001 Jackson Street, Scranton, Pa 18504

B.3 PROGRESS REPORT

Mission

The mission of the Scranton Housing Authority is to provide safe, decent and affordable housing for eligible individuals and families through supportive policies and services. The Housing Authority will assist these individuals and families as they strive to achieve self-sufficiency and improve the quality of their lives.

Goals and Objectives

Expand the supply of assisted housing

- a. reduce public housing vacancies

Serious vacancy problems were eliminated during the last five-year period in our Public Housing and Section 8 Housing Choice Voucher Programs. Even our downtown high-rise buildings, which had serious vacancy issues five years ago, have a high occupancy rate. Scranton Housing Authority will continue to strive to increase our occupancy.

Improve the quality of assisted housing

- a. improve our PHAS score
- b. maintain our high SEMAP score
- c. increase customer satisfaction
- d. renovate or modernize our public housing units
- e. demolish or dispose of obsolete public housing
- f. provide replacement public housing
- g. provide replacement vouchers

Major improvements were made through the Capital Fund Program during the past five-year period. Improvements will be continued during the next five-year period. The Scranton Housing Authority will continue to review its options for maintaining its oldest family housing stock.

Provide an improved living environment

- a. continue to implement measures to promote income mixing in public housing
- b. continue to implement public housing security improvements

During the past five years, the Authority has continued with local preferences for admission that have promoted income mixing in Public Housing and Section 8. Working families are given a high preference and the Authority places these families throughout all our developments. This allows for a good income mix at all developments. The Scranton Housing Authority has maintained a security presence and has installed security cameras at our high rises. We will now focus on installing security cameras throughout our family developments. These measures have been a tremendous asset in reducing crime within our

developments. Since crime statistics show how effective these measures have been, the Authority is very pleased with the implementation of our camera system.

Promote self-sufficiency of assisted households

- a. increase the number and percentage of employed people in assisted families
- b. provide or attract supportive services to increase economic independence for all Authority residents

Through our admission preferences, our policies that promote self-sufficiency and our flat rent schedule, the Authority was able to increase the number of individuals and families that are employed and to have policies in place that allow our residents to remain in public housing to gain the necessary assets to obtain greater independence. Our intent is to follow this path during the next five years.

Ensure equal opportunity in Housing for all Americans

- a. continue to provide suitable living environments regardless of race, color, religion, national origin, sex, familial status, or disability and to mix our public housing development populations as much as possible with respect to these items.

Other PHA Goals and Objectives

- a. to provide quality housing for the community and maintain a high occupancy rate
- b. continue to advertise our units and upgrade our housing stock through modernization
- c. promote our units through various social service agencies

Progress in Meeting Mission and Goals

Serious vacancy problems have been eliminated for our Public Housing and Section 8 Housing Choice Voucher Programs. Occupancy of the downtown high-rise buildings, which have remained below acceptable occupancy levels in the past, has increased to the point where Scranton Housing Authority does not have a vacancy problem.

Currently, the Section 8 Housing Choice Voucher Program's waiting list is closed. The waiting list has over 550 applicants. The Section 8 waiting list will open again when the current list is reduced. The Public Housing waiting list is currently open for all bedroom sizes.

Improvements to the public housing properties have continued utilizing the available Capital Fund Program dollars. During 2021, Scranton Housing Authority substantially completed comprehensive modernization on two more buildings at Valley View Terrace. The last of our developments in need of major upgrades, Valley View Terrace has realized the completion of phase 1 of an Energy Performance Contract (EPC) with Honeywell International. The second phase of our EPC has also been completed. A third phase of our EPC will be self-implemented by the Scranton Housing Authority beginning this summer. The Scranton Housing Authority will continue to invest CFP funds at Valley View Terrace.

following in the PHA's current Fiscal Year?

demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

*** B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

[Add/Delete/View Progress Report](#)

The SHA is meeting its goals in regards to occupancy at both the Public Housing and Section 8 programs. The Section 8 list is currently closed. The Public Housing list is all open.

*** B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

[Add/Delete/View Capital Improvements](#)

HUD approved our most recent Action Plan in July, 2024.

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B.5 Most Recent Fiscal Year Audit.

* (a) Were there any findings in the most recent FY Audit? Y N ?

[Add/Delete/View Audit Attachment](#)

(b) If yes, please describe:

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) Comments.

* (a) Did the RAB(s) have comments to the PHA Plan? Y N ?

[Add/Delete/View RAB Comment](#)

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2 Certification by State or Local Officials.

Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

[HUD-50077-SL](#)

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

[HUD-50077-ST-HCV-HP](#)

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

* (a) Did the public challenge any elements of the Plan? Y N ?

[Add/Delete/View Challenged Element](#)

If yes, include Challenged Elements.

C.5 Troubled PHA.

* (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

N/A



[Add/Delete/View MOA/Improve](#)

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

D.1 Affirmatively Furthering Fair Housing (AFFH).

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



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Actions ▼

+ Add Fair Housing Goal



No data found.

[Add/Delete/View Additional Supporting Document 0](#)

► **Burden Statement and Privacy Act Notice**

