

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of York

PHA Number: PA022

PHA Fiscal Year Beginning: (mm/yyyy) 10/2000

Public Access to Information

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

- Main administrative office of the PHA: (717) 845-2601
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA: 31 S. Broad Street, York, PA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA: 31 S. Broad Street, York, PA
- PHA development management offices
- Other (list below)

NOTE: The second year submission is being made on the original 2000 Template, however, this is year 2.

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

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

The York Housing Authority aims to provide safe, decent, affordable housing opportunities to people who are eligible, in a manner that encourages self-sufficiency.

B. Goals

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

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

- X PHA Goal: Expand the supply of assisted housing
Objectives:
- X Apply for additional rental vouchers: 250, subject to availability.
 - X Reduce public housing vacancies that occur as a result of lease violation(s) by 10%: Implement more strict screening criteria for admissions; increase awareness of services for residents in jeopardy of eviction.
 - X Leverage private or other public funds to create additional housing opportunities: Create 50 additional housing opportunities by 2004.
 - X Acquire or build housing units: 25, subject to funding availability.
 - X Other (list below)
 - Apply for Low-Income Housing Tax Credit allocation by 3/31/02.
 - Investigate opportunities to expand YHA housing programs to provide transitional housing – through a public/private collaboration.
- X PHA Goal: Improve the quality of assisted housing
Objectives:

- X Maintain quality public housing management: (PHAS score) 85% or better
 - X Maintain a voucher management SEMAP score of 85% or better.
 - X Increase customer satisfaction:
 - Improve communication with residents
 - Train staff on customer satisfaction importance and techniques
 - Monitor the level of customer satisfaction and provide additional training as needed.
 - X Concentrate on efforts to improve specific management functions:
 - Amend job descriptions and overall staffing to meet the current and projected needs of the Authority.
 - Improve and maintain technical support
 - Continue staff training on: Applicable regulations, management skills, technical skills
 - Improve average unit turnaround time to 30 days, minimum
 - Increase public housing rents collected by 5%.
 - Maintain the public housing occupancy rate of 97% or better.
 - Achieve and maintain a Section 8 lease-up rate of 95% or better.
 - Improve marketability of the public housing program, as measured by the reduction in housing offer refusals and the wait list demographics.
 - X Renovate or modernize public housing units in accordance with capital needs, subject to the availability of funds.
 - X Monitor the need to demolish or dispose of obsolete public housing at Codus Homes and Parkway Homes sites.
 - X Provide replacement public housing, if public housing units are demolished or disposed of.
 - X Provide replacement vouchers if public housing units are demolished or disposed of and replacement public housing is not available.
 - Other: (list below)
-
- X PHA Goal: Increase assisted housing choices
 - Objectives:
 - X Provide voucher mobility counseling: Pre-counsel all voucher holders. Provide additional counseling for those expressing a need.
 - X Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas where there is no concentration of poverty.
 - X Increase voucher payment standards, as needed: Monitor annually.
 - X Implement voucher homeownership program within 12 months of final regulations being published. Collaborate with public and private partners, especially in an effort to increase homeownership in the City of York.
 - X Implement public housing or other homeownership programs:
 - Annually, assess the feasibility of converting public housing to homeownership.

- Continue to implement existing Turnkey III Homeownership program, revising said program in accordance with HUD guidelines to increase sales. Sell 10 homes by 9/30/03.
- X Implement public housing site-based waiting lists, if and where determined feasible.
- X Convert public housing to vouchers, if determined appropriate.
- Other: (list below)

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

- X PHA Goal: Provide an improved living environment
 - Objectives:
 - X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: increase number of higher income public households by 10% of the existing level.
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, if any.
 - X Implement public housing security improvements:
 - Monitor all sites on an ongoing basis for needed physical security improvements.
 - Complete improvements, subject to funding availability.
 - Provide contract police and security service patrols of sites determined to be at risk.
 - Improve compliance by residents to not break security breaches.
 - X Designate developments or buildings for particular resident groups (elderly, persons with disabilities): review feasibility by 9/30/01; implement in accordance with feasibility by 9/30/03.
 - X Other: (list below)
 - Apply for rental subsidies, when available and eligible, to control the level of non-elderly disabled in buildings initially constructed for elderly.
 - Collaborate wherever possible with other agencies/providers to improve the quality of life in all communities within and surrounding our public housing developments.
 - Work to increase the number of transfers of public housing residents to accommodate household size: Increase annual transfers by at least 5 per year over the first 3 years of the 5 year period.

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - X Increase the number and percentage of employed persons in assisted families: increase by 10% (22) of the existing number of family members employed by 9/30/02.
 - X Provide or attract supportive services to improve assistance recipients' employability: maintain or increase existing level of services, subject to funding availability.
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Collaborate with local agencies in the provision of services
 - Strive to develop/convert all or a portion of the existing public housing, elderly high-rise (449 E. King Street, York, PA) into an assisted living facility.
 - Apply for funding as it becomes available for the provision of services.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not applicable.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	4
2. Strategies for Addressing Needs	10
3. Financial Resources	14
4. Policies on Eligibility, Selection and Admissions	15
5. Rent Determination Policies	26
6. Operations and Management Policies	30
7. Grievance Procedures	32
8. Capital Improvement Needs	33
9. Demolition and Disposition	35
10. Designation of Housing	36
11. Conversions of Public Housing	37

12. Homeownership	38
13. Community Service Programs	40
14. Crime and Safety	43
15. Pets (Waiting for Final Regulations)	45
16. Civil Rights Certifications (included with PHA Plan Certifications)	45
17. Audit	45
18. Asset Management	45
19. Other Information	46

Attachments

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

Attachments:

- A. Pet Policy
- B. PHA Management Organizational Chart
- C. FY 2001 Capital Fund Program Annual Statement
- D. FY 2001 Capital Fund Program 5 Year Action Plan
- E. Capital Fund Performance Report for Period Ending 3/31/01
- F. Performance Report on Strategies in FY 2000 Annual Plan (10/1/00-3/31/01)
- G. Public Housing Drug Elimination Program (PHDEP) Plan

Note: Comments received from this draft being made available to the public and members of the Resident Advisory Board (RAB), will be included in the final draft of this document when submitted to HUD.

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (York City and York County)	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions'	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies
X	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development (Propose to have flat rents in place by 9/30/01.) <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	year	
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction (YORK CITY, only) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2,514	5	3	4	3	4	3
Income >30% but <=50% of AMI	1,650	4	4	5	3	5	3
Income >50% but <80% of AMI	1,757	2	5	4	3	4	3
Elderly	1,428	5	3	2	4	1	4
Families with Disabilities	N/A	N/A	N/A	5	5	N/A	4
Race/Ethnicity All	5,921						
Race/Ethnicity *	4,091						
Race/Ethnicity **	1,272						
Race/Ethnicity ***	510						

*White Non-Hispanic Households

**Black Non-Hispanic Households

***Hispanic Households

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

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2004
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

<p>Housing Needs of Families in the Jurisdiction (YORK COUNTY, exclusive of York City) by Family Type</p>
--

Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	2,723*	5	4	4	1	2	5
Income >30% but <=50% of AMI	3,189*	5	4	4	1	3	4
Income >50% but <80% of AMI	6,572*	5	4	4	1	3	4
Elderly	5,506	5	4	4	3	2	3
Families with Disabilities	N/A	5	5	4	5	2	3
Race/Ethnicity **	417	5	4	4	1	3	4
Race/Ethnicity **	191	5	4	4	1	3	4
Race/Ethnicity **	129	5	4	4	1	3	4
Race/Ethnicity **	169	5	4	4	1	3	4

*Does not include Elderly

*1Blacks

*2Asian/Pacific Isl.

*3American Ind/Other

*4Hispanic Origin

**York County Consolidated Plan for FY 2001 2004 states that the County is NOT AWARE of any evidence indicating that a particular race/ethnic group has a disproportionate greater housing need than the general population.

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

- X Consolidated Plan of the Jurisdiction/s
Indicate year: 2002 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)
HUD Community 2020 1997 Estimates 2002+2007 projections

**Housing Needs of Families in the Jurisdiction
(CITY AND COUNTY DATA) by Family Type**

Family Type	Overall (Totals)	Affordability (Ave.)	Supply (Ave.)	Quality (Ave.)	Access-ibility (Ave.)	Size (Average)	Loca-tion (Ave.)
Income <= 30% of AMI	3,693	5	3.5	3.5	2	2.5	4
Income >30% but <=50% of AMI	3,251	4.5	4	3.5	2	3.5	3.5
Income >50% but <80% of AMI	4,624	3.5	4.5	4.5	2	4	3.5
Elderly	6,913	5	2.5	3	3.5	1.5	3.5
Families with Disabilities	N/A	5	5	4.5	5	2	3.5
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						
Race/Ethnicity	N/A						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000 - 2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,229		
Extremely low income <=30% AMI	830	67.5%	
Very low income (>30% but <=50% AMI)	384	31.2%	
Low income (>50% but <80% AMI)	15	1.2%	
Families with children(2memHHor more)	811	66.0%	
Elderly families	Unknown		
Families with Disabilities	Unknown		
Race/ethnicity White	885	72%	
Race/ethnicity Black	338	28%	
Race/ethnicity Ind.	0	0	
Race/ethnicity Asian	6	.5%	

Characteristics by Bedroom Size (Public Housing Only)

N/A

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? While not closed now, was closed 3/1/95 through 5/1/98 and 8/1/98 through 1/2/00.

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,487		
Extremely low income <=30% AMI	1,123	78%	
Very low income (>30% but <=50% AMI)	294	19%	
Low income (>50% but <80% AMI)	70	3%	
Families with children	N/A	62%	
Elderly families	116	20%	
Families with Disabilities	N/A	7%	
Race/ethnicity White	1,081	72.7%	
Race/ethnicity Black	396	26.6%	
Race/ethnicity Ind.	2	0.1%	
Race/ethnicity Asian	8	0.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	551	38%	
2 BR	577	39%	
3 BR	320	20%	
4 BR	35	2.4%	
5 BR	4	0.3%	
5+ BR	-		

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units – Reduce Average by at least 8 days
- X Maintain or Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the County of York.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program – N/A Owner Screens.
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other (list below)
 - Administer a minimum of 5 public housing transfers to accommodate household size during this period.
 - The Authority received 100 new housing choice vouchers in Sept. 2000. This reduced the lease-up rate. Increase Section 8 lease-up rate for housing choice vouchers to 95% by March 1, 2002.
 - Work closely with landlords to educate and monitor the requirements of the lead-based paint regulations. As best possible, limit the number of landlord withdraws from the Program as a result of this regulation.

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

Select all that apply

- X Apply for additional Section 8 rent subsidies should they become available to our Authority.
- X In 2000, the Authority began efforts to collaborate with others to Leverage affordable housing resources in the community through the creation of mixed-finance housing. The Authority will continue to collaborate with others to do this, subject to funding availability.
- X In 2000, the Authority purchased land in York County and applied to the Federal Home Loan Bank Board for financial assistance to construct 24 homes for First Time Homebuyers. Continue to develop existing projects in the works and to pursue housing resources other than public housing or Section 8 tenant-based assistance.
- X Other: (list below)
 - Investigate opportunities to collaborate in the effort to meet the need for transitional housing. In 2000, the Authority purchased a property that may be used toward transitional housing. In FY 2001, the Authority will determine if this site is a good use for transitional housing, and whether it is or not, pursue the initial development phase for transitional housing, including the preparation of funding applications.

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

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

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (Current requirement is 40% of those newly housed.)
- X Meet the HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance (Current requirement is 75% of those newly housed.) NOTE: CURRENTLY, AND AS STATED IN LAST YEAR'S ANNUAL PLAN, WAIT LIST SHOWS 75% GOAL MAY BE ACHIEVABLE, BUT IT MAY BE DIFFICULT TO EXCEED 75% BY MORE THAN SEVERAL PERCENTAGE POINTS.
- X Employ admissions preferences aimed at families with economic hardships. In Section 8 Program, to meet the HUD federal targeting requirement, families that exceed the 30% of AMI may be passed over for those that do not. In the Public Housing Program, applicants will be housed in accordance with the Income Ranges stated in the Admission and Occupancy Policy, which may be amended this Plan Year.
- X Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working (Broad Range of Income Policy) – while at the same time, realizing the need to consider deconcentration of incomes above 115% and below 85% of the average income for public housing.
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- The Authority's 2000 Annual Plan called for the Authority to Determine Feasibility to seek designation of public housing for the elderly. The determination was not complete by the time the draft FY 2001 Annual Plan was to be completed. If by 9/30/01, or after, it is determined feasible to designate specific public housing for the elderly, implement the plan by 7/1/02.
- Apply for special-purpose vouchers targeted to the elderly, should they become available, if the special-purpose meets the needs and does not interfere with our ability to lease our current public housing efficiency and one-bedroom units.
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing and the needs of those at the top of our Public Housing wait list, subject to financial feasibility.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available and/or designate 15% of new (non-special purpose vouchers) received in September 2000 to persons with disabilities.

- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other: (list below)
 - Include the development of units for families with disabilities in all development the Authority is involved in.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- X Other: (list below)
 - Last year at this time (4/00), the City of York and County of York completed the Housing Needs Charts above. Race/ethnicity information was not provided. We were recently able to retrieve this information and will utilize this information in the administration of all programs. The new census will show a significant change in these statistics compared to 1990's.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Continue to counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Continue to market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

1. **Reasons for Selecting Strategies**

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

- X Funding constraints
- X Staffing constraints

- X Limited availability of sites for assisted housing
- X Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups at public meetings
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	* \$2,057,446	
b) Public Housing Capital Fund	\$1,874,867	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,101,288	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$ 270,261	
g) Resident Opportunity and Self-Sufficiency Grants	** \$ 75,000	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Section 8 FSS Funds VO0F02	\$ 37,232	Section 8 FSS Coord.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Comp Grant 708	* \$ 261,463	Public Housing Mod.
Comp Grant 709	* \$1,634,421	Public Housing Mod.
PHDEP 2000	* \$ 111,888	PH Safety
3. Public Housing Dwelling Rental Income		
Based on FYE 9/30/00	\$ 2,645,166	Public Housing Oper.
4. Other income (list below)		
5. Non-federal sources (list below)		
Total resources	* \$14,069,032	

*Based on information available at the time this Plan was prepared.

**\$75,000 of a \$200,000 ROSS grant (3 year term) we received in 2000 to fund services for the elderly/disabled residing in Public Housing.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

When families are within a certain number of being offered a unit: (state number)

X When families are within a certain time of being offered a unit: 3-4 months

X Other: (describe) When a handicap design unit becomes vacant.

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

X Criminal or Drug-related activity

- X Rental history
- X Housekeeping
- X Other (describe) Ability to meet financial obligations.

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

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
 - X Community-wide list
 - Sub-jurisdictional lists
 - X Site-based waiting lists for Hanover and Northern York County, effective 8/01. In FY 2001, consider feasibility of additional site-based lists for (1) Yoe/Red Lion/Windsor sites, (2) Glen Rock, and (3) Wrightsville. Implement if determined feasible and time permits within this year.
 - X Other (describe) Income ranges.

- b. Where may interested persons apply for admission to public housing?
 - X PHA main administrative office
 - PHA development site management office
 - Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
 1. How many site-based waiting lists will the PHA operate in the coming year? Definitely 2 (One list for the scattered site units in Hanover Borough and one list for projects PA22-16, 23, and 33, The Fairmont, Fairmont Village, and Fielding Way); and, possibly three (3) more for a total of 5 (refer to 3. a. (2). a. above).

 2. X Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 2

3. Yes No: May families be on more than one list simultaneously
 If yes, how many lists? One (1) “site-based” list and the list for
 developments that are not “site-based”
4. Where can interested persons obtain more information about and sign up to be on
 the site-based waiting lists (select all that apply)?
- PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the
 bottom of or are removed from the waiting list? (select one)
- One
 Two
 Three or More

(NOTE: Applicants offered a unit as a result on a site-based list will have their name removed from the waiting list if the do not accept the offer. Applicants offered housing from the general wait list will fall to the bottom of the wait list if they do not accept the offer, with their application date being changed to the date they refuse the offer. The exception to this is listed below under 3. A. (3). C. **With the approval of this plan, the Authority shall amend the Admission and Occupancy Policy to add the following under V. Assignment and Transfer of Tenants, A. Initial Assignment 2.a. Applicants on the Site Based wait list that are extended a housing offer and refuse the offer, will be removed from the Site Based Waiting List, #3 under the same section will be amended to add the following (in bold) If the dwelling unit on the general occupancy wait list is rejected and the reason for rejection is unacceptable under this Policy and Plan A...**

- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Applicants are permitted to refuse a housing offer and stay at the top of the list if the dwelling is not located in the area where the applicant works or attends employment training.

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- X Overhoused **
- X Underhoused **
- X Medical justification
- X Administrative reasons determined by the PHA (e.g., to permit modernization work, or, to remove the unit from the rent rolls for use as public space).
- Resident choice: (state circumstances below)
- X Other: (list below)
- Handicap accommodations. (Medical Justification)
 - When occupancy reaches 98.5% for two consecutive months
 - At minimum 5 per year, even if the occupancy does not reach 98.5%.

**** Section V. Assignment and Transfer of Tenants, B. Transfer of Tenants is amended to read as follows: Transfer of Tenants. Tenant transfers, for reasons other than for handicap accommodations, will be permitted only when the aggregate number of occupancy days ensures that an occupancy rate of 98.5% will be maintained, **except that, even if it does not meet 98.5%, a minimum of 5 transfers, of those overhoused or underhoused will take place each fiscal year.****

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work, or are being trained to work, in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- X Households that contribute to meeting income goals (broad range of incomes)
- X Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below) 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program and determined by the program's administrator as being ready for permanent housing.

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work, or are being trained to work, in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing satisfactory

completion of a transitional housing program and determined by the program administrator as being ready for permanent housing.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

Development Name	Number of Units	Explanation (if any)	Deconcentration Policy (if no explanation)
Fairmont Village PA22-23	25	Small development and (especially location)	
W. Manchester and	10 at each	Small development, and	

Wrightsville PA22-13	(2) site	location – Wrightsville is located to extreme East of County.	
Red Lion PA22-37	10	Small development, scattered site, and location	
Glen Rock/ Windsor PA22-19	9 – 4 in Glen Rock and 5 in Windsor	Small development sites and location – southern York County	

In all the above locations, to skip over people on the wait list to meet the income needs to bring these developments more in line with 85% to 115% of median income would result in long turn-time between rental of the units. In our experience, the unit could sit vacant for over 60 days. Due to their small size, in all of the developments listed above there were only one or two families with income that resulted in the development exceeding the goal range.

NOTE: The PH Admission and Occupancy Policy was revised to incorporate the income targeting requirements (at least 40% of newly housed be households with income at or below 30% of median income), and, that we strive to avoid a concentration of very low-income families in any one housing development.

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

Adoption of site based waiting lists
If selected, list targeted developments below: Fairmont Village will be assigned off a site-based wait list by 8/01. This plan year, the feasibility of determining the use of site-based wait lists for Glen Rock, Red Lion, Windsor, and Wrightsville will be completed, and possibly implemented.

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
This is currently being done under the public housing program – selection based on income ranges.

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

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

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below: West Manchester Township and Wrightsville PA22-13; Fairmont Village PA22-23; and Red Lion PA22-37.

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
 - (1) Money owed to the Housing Authority
 - (2) Evicted from Public Housing

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

- c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? If necessary.
- d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- X Criminal or drug-related activity
- X Other (describe below)
- Name and address of former LL's while in the program.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- X Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- X PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

- Extenuating circumstances such as hospitalization
- Unit or lease failed YHA' approval
- Landlord is temporarily not obtainable
- Family is disabled and unable to find acceptable unit
- Family filed an Equal Opportunity complaint

See the Section 8 Administrative Plan for more details about these circumstances.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting), if necessary
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) If they are a one or two-person family who is elderly, disabled or displaced, before other single families.

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

same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting), if necessary
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) A one or two-person family who is elderly, disabled or displaced before other single families.

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

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

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

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

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

- X The PHA will apply preferences within income tiers if necessary
- Not applicable: the pool of applicant families ensures that the PHA will meet

income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)
 - Notices to agencies serving the special-purpose population

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
X Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
• 10% of earned income is deducted
 For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)
 - When family composition or income source changes.

- Tenant option to report income decreases.

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing (Flat Rents will be in place by 9/30/01)

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

100% of FMR

100% to 110% of FMR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

- Reflects market or submarket
 Other (list below)

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

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

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

- X Annually
 Other (list below)

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

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

(2) Minimum Rent

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

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

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

- An adult family member with income leaves the household for longer than two (2) months

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- X An organization chart showing the PHA's management structure and organization is attached (pa022c01).
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1070	220
Section 8 Vouchers	1177	225
Section 8 Certificates	154	20
Section 8 Mod Rehab	72	10
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mod Rehab SRO	56	30
Family Unification Pgm	19	5
Public Housing Drug Elimination Program (PHDEP)	405	N/A
Other Federal Programs(list individually)		
Turnkey III Homeownership	28	2

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

- Admission and Occupancy Policy
- Grievance Procedures
- Policy and Procedure for Resident Initiatives
- Tenant's Accounts Receivable Policy
- Repeated Late Payment Policy
- Live-In Aide Policy
- **Pet Policy**
- Abuse Policy
- Smoke Detector Policy
- Paint Policy
- Pool Policy
- Vandalism Policy
- Document Disclosure Policy
- Lease
- Tenant Handbook
- Maintenance Plan (includes description of any measures in place for the prevention or eradication of pest infestation (which includes cockroach infestation))

- De-concentration Policy
- Community Service or Self-Sufficiency Work Activities Requirement Policy

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Document Disclosure Policy
- De-concentration Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- X PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment D (pa022d01). PHA Plan Table Library

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

Note: The Plan must be amended when there is a significant amendment to the scope of work. This Plan defines significant amendment as – Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund.

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment E (pa022e01). - Optional 5 Year Action Plan for Capital Fund

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
IN PLANNING PROCESS ONLY – NO SPECIFICS
AVAILABLE AT THIS TIME

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

THE AUTHORITY DID PURCHASE A PROPERTY ADJACENT TO PARKWAY HOMES (PA22-03 AND 04) TO REMOVE THE BAR, AND THE NUISANCE IT CREATED SUCH AS GUN SHOTS, DRUG ACTIVITY, ETC., ON THAT SITE. THIS BUILDING IS IN NEED OF MAJOR REPAIR, OR DEMOLITION. DURING THIS PLAN YEAR, THE DETERMINATION WILL BE MADE ON WHAT TO DO WITH THIS BUILDING.

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

[24 CFR Part 903.7 9 (i)]

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

1. X Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the

U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Broad Park Manor 1b. Development (project) number: PA22-5b
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (8/01/01) Was in last year’s plan to do by 10/1/00 – Was not done.
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: minimum, 281 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent	

<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

Yes X No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: None 1b. Development (project) number: PA22-6 and 7 Currently a Turnkey III Homeownership Program – Not Public Housing.

2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(03/31/2002)</u>
5. Number of units affected: 16 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

- a. Size of Program 15 in new plan year – under program by 9/30/02.
 Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

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

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

- b. PHA-established eligibility criteria

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

If yes, list criteria below:

- Have not finalized these plans. Proposed to have in place prior 9/30/01. Will collaborate with other agencies/programs currently in place for first-time homebuyers.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/26/00

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

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- X Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- X Joint administration of other demonstration program
- X Other (describe) Often viewed as "partner of choice" for initiatives.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Economic Development/ Support Services (EDSS) Program</i>	<i>50 adults 100 children</i>	<i>Upon Request</i>	<i>Jefferson Center site, with all other YHA sites being able to provide referrals.</i>	<i>Public Housing only</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	10	9 (as of 03/31/01)

Section 8	48	24 (as of 03/31/01)
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- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

The YHA Board adopted Community Service or Self-Sufficiency Work Activities Policy was submitted with last year's plan.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

YHA is High Performer - Skip to D. on next Page.

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

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

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

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

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

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

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

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

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

Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

X Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

X Yes No: This PHDEP Plan is Attachment G (pa022g01).

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The Authority has drafted a new pet policy to cover units occupied by elderly and families. It conforms to the final pet policy rule and a summary is attached to this Annual Plan (pa022b01).

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes X No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

All proposed activities are addressed elsewhere in this Plan.

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

X Provided below: Taken directly from the written document submitted to the York Housing Authority on June 5, 2001. Page numbers referenced on the comments were taken from the Draft Plan.

The Resident Advisory Board respectfully submits the following comments concerning the Agency Plan for this year. We would like to note that this year's plan includes the new pet policy and we have spent some time reviewing it as well.

Comments:

- We feel that the Resident Advisory Board should participate in the selection process of the resident who will sit on the board of Directors. We also feel that the resident on the board should be required to be a resident of York County and not just York City (See Annual Plan page 46).
- We hope to see a homeownership program for public housing residents in the county as soon as possible. (See Annual Plan page 38).

Signed by Torry Sullivan, President, and Vandalyn L. Claiborne, Vice-President on June 5, 2001.

3. In what manner did the PHA address those comments? (select all that apply)

X Considered comments, but determined that no changes to the PHA Plan were necessary.

Note: The current resident on the board was appointed in 2000 to serve a term of 5 years. Prior to the expiration of that term, or upon the resignation of the resident, if applicable, the Authority will evaluate the feasibility of an election process and amend the plan if determined appropriate at that time. In regards to the resident being someone that lives outside the City of York boundaries, it is recognized that we are a City Authority, and by a 1978 agreement with the County, are authorized to administer our programs in the County. The agreement did not transfer authority of the City.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

None

X Other: (list below)

Other than the comments from the Resident Advisory Board, there were no comments received during the 45-day comment period.

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

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

Note: June Winter, a member of the Resident Advisory Board and a resident of Public Housing, was appointed to the PHA Board by the appointing authority (City of York – Mayor with Council approval) in July 2000.

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(City of York)**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

3. Other: (list below)

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

1. Consolidated Plan jurisdiction: **(County of York, exclusive of the City of York)**

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

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

3. Other: (list below)

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

D. Other Information Required by HUD

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

NOTE: This is the second year submission for year beginning 10/1/2001.

Attachments

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

- A. Progress Report on Agency Plan (Annual Plan) Strategies (pa022a01)**
- B. Summary of Pet Policy (pa022b01)**
- C. YHA Management Organizational Chart (pa022c01)**
- D. FY2001 Capital Fund Program Annual Statement (pa022d01)**
- E. 5-Year Action Plan for Capital Fund 2001 – 2005 (pa022e01)**
- F. Performance Report for Capital Fund Program, as of 3/31/01 (pa022f01)**
- G. Public Housing Drug Elimination Program Plan (pa022g01)**
- H. Deconcentration Analysis of Family Sites (4/9/01) (pa022h01)**
- I. Certifications by Local Jurisdictions (City of York and County of York) of PHA Plans Consistency with the Consolidated Plans (Original mailed to HUD Field Office)**

Table Library

**PROGRESS REPORT ON AGENCY PLAN
(ANNUAL PLAN) STRATEGIES**

As of April 2000

Plan (5 yr or Annual)	Strategy (Summary)	Progress 10/1/00 to 4/01
5	Expand Supply of Assisted Housing	<ul style="list-style-type: none"> ▪ Received 100 Housing Choice Vouchers ▪ Began development process to create 60 townhomes in Dover Township ▪ Working to create 24 homes for first time homebuyers ▪ Purchased home that may be used for transitional housing
5	Improve the Quality of Assisted Housing	<ul style="list-style-type: none"> ▪ Scored 90+% in Public Housing Assessment (goal was 85%) ▪ Expect a score of 89% in SEMAP (goal was 85%) ▪ Trained on Customer Service ▪ Trained on new REAC inspection standards and are upgrading property accordingly ▪ Other employee training included Giving and Receiving Feedback, Spanish as Second Language courses, various Computer courses, Resident Training, and various others to help in communication. ▪ Increased rents collected by 3% (5 year goal was 5%) ▪ Public Housing Lease Up for March was 97% ▪ Section 8 Lease-up is rising, considering additional units ▪ Monitored need to demolish Codorus by completing a land survey of site. ▪ Continue to maintain and modernize homes – safe and decent condition.
5	Increase Assisted Housing Choices	<ul style="list-style-type: none"> ▪ Provide on-going mobility counseling ▪ Working with landlords regarding lead-paint requirements to limit the reduction of units available to Section 8 participants. ▪ Continually review Payment Standards ▪ Sold one Turnkey home since last year's plan was completed ▪ Preparing to implement Public Housing Site-Based Wait lists 8/01
5	Improve Community Quality of Life and Economic Vitality	<ul style="list-style-type: none"> ▪ Comply with Deconcentration Rule – requirement to analyze average income by development. Completed with report in plan – 4 developments above ore below the 85%-115% of average range.

		<ul style="list-style-type: none"> ▪ Use Income Ranges for PH ▪ Conduct Physical Inspections in accordance with new guidelines ▪ Complete Modernization improvements according to Capital Fund Plan ▪ Propose to develop plan to designate elderly only housing by 9/30/01 ▪ Continually collaborate with other agencies/providers to improve quality of life for residents. ▪ To date, no transfers due to over or under-housed. Working on accommodations for those with health issues.
5	Promote Self-Sufficiency and Asset Development of households	<ul style="list-style-type: none"> ▪ Increased number of employed ▪ Provided support services for participants in EDSS and FSS programs ▪ Provided services of Service Coordinator to the Elderly/disabled to increase independence for residents ▪ Continued feasibility analysis for conversion of 449 E. King St. high-rise to assisted living.
5	Ensure Equal Opportunity Housing for all Americans	<ul style="list-style-type: none"> ▪ This is ongoing. ▪ Number of employees attended cultural diversity training ▪ Continues to Provide suitable living environment regardless of race ▪ Employees attended customer service training, initiated deconcentration policy, abruptly handle complaints, consider accessibility in new development and management operations.
Annual	Maximize the number of affordable units available to the PHA within its current resources.	<ul style="list-style-type: none"> ▪ Employed effective maintenance and management policies to minimize the number of public housing units off line. ▪ To Date, have not reduced the unit turn-time. Have put new initiatives in place to do so; however, issues such as location of housing offer continues to increase days, thereby increasing the average. ▪ Increased Section 8 Lease-up rate. ▪ To date, have not transferred existing PH residents to accommodate household size.
Annual	Increase the number of affordable housing units	<ul style="list-style-type: none"> ▪ Collaborated with others to begin development process for 60 rental townhomes and 24 homes for first time homebuyers. Formed a Community Housing Development Organization to act as general partner. Purchased site through non-profit – Affordable Housing Options Inc. ▪ Received the 100 Section 8 HC Vouchers after 10/1/00. Began leasing.

		<ul style="list-style-type: none"> ▪ Purchased home that would lend itself to the development of transitional housing.
Annual	Target available assistance to families at or below 30% of Average Median Income (AMI)	<ul style="list-style-type: none"> ▪ Well exceed the 40% level under PH Program – close to 85% ▪ Exceed the 75% level required for Section 8, by 1 or 2 percent. ▪ Use of income ranges in the public housing program ▪ Adopt rent policies to support and encourage work, including the Community Service and Work Responsibilities Policy, which requires a minimum of 8 hr/mo. of community service or job training in not working.
Annual	Target available assistance to families at or below 30% of AMI	<ul style="list-style-type: none"> ▪ Utilized Broad Range Income Policy ▪ Adopted rent policies to support and encourage work, including the Community Service and Work Responsibilities Policy
Annual	Target available assistance to the elderly	<ul style="list-style-type: none"> ▪ Did not yet determine feasibility of designating public housing for the elderly only. Hope to do by 9/30/01 ▪ Provide services of Service Coordinator in elderly/disabled highrises. ▪ Applied for and received ROSS funds to create a wellness center in Broad Park Manor.
Annual	Target available assistance to families with disabilities	<ul style="list-style-type: none"> ▪ Provide accommodations as needed to residents of public housing, subject to financial feasibility. ▪ Of the 100 vouchers received this year, 15% are being targeted to persons with disabilities.
Annual	Conduct activities to affirmatively further fair housing	<ul style="list-style-type: none"> ▪ See above

SUMMARY OF PET POLICY

The following is a summary of the Pet Policy adopted by the Board of Commissioners for the Housing Authority of the City of York at their June 26, 2001 regular meeting. The policy was available for public comment along with the Authority's Agency Plan. The effective date is simultaneous with the Agency Plan, October 1, 2001.

- ❑ Policy allows for pet ownership with the written pre-approval of the Authority.
- ❑ Policy does not apply to animals that are used to assist persons with disabilities.
- ❑ Pet is defined as a domesticated small animal traditionally kept in the home for pleasure rather than for utility or commercial purposes. Includes dogs, cats, birds, fish, turtles, gerbils, hamsters, guinea pigs, and rabbits. Excluded are reptiles (except turtles), mice, rats, ferrets, spiders, snakes, pigs, gallinaceous fowl & pigeons and exotic animals.
- ❑ No more than one dog or cat is permitted per apartment. No more than two caged animals per apartment. And, limit on pets that live in an aquarium is the limit on the aquarium itself, which is that it cannot exceed 10 gallons.
- ❑ Animals deemed to be potentially harmful to the health or safety of others, including attack or fight trained animals, will not be allowed.
- ❑ Guests are not permitted to bring any type of pet onto the premises.
- ❑ Based on need, pets may be barred from certain wings, floors, or area in the development to accommodate a residents medically certified allergy, phobic reaction.
- ❑ Pets will not be allowed in community space. They must be contained or carried in elevators in a manner that prohibits any potential for attack against another pet or individual.
- ❑ Pet deposit is \$300 – all refundable
- ❑ Size of pet cannot weigh more than thirty (30) pounds at maturity.
- ❑ Cats and Dogs must be registered with management, with proof of licensure, inoculations.
- ❑ Female cats and dogs over six months must be spayed, and males over eight months must be neutered, unless a licensed veterinarian gives medical reasons why such is detrimental to the pet's health.
- ❑ Front claws of cats must be removed, unless a licensed veterinarian gives medical reasons why such is detrimental to the pet's health.
- ❑ The policy includes a statement that the owner/resident is liable for damages to property and injury to people or other animals. Any damage to YHA property must be paid in full when billed, with no repayment agreement permitted no matter how high the cost. It is highly recommended that the resident obtain liability insurance to cover against potential claims.
- ❑ Housekeeping issues are explained, for example, prohibiting the disposal of cat litter down trash chutes. Owners are responsible for the immediate clean up of pet waste.
- ❑ Cat or dog must be free of ticks and fleas prior to being permitted.

- ❑ Pets must be on a leash while outside the building, including in fenced in yard areas, and must be carried with the leash on in all public areas within an apartment building.
- ❑ Noise – No pet may make noise that disrupts other residents. Pets who make noise continuously and/or incessantly for a period of 15 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance. All local ordinances or codes regarding noise will apply.
- ❑ The policy addresses pet behavior, and states that any pet that causes harm to any person must be removed from the property within 24 hours of written notice from the Authority. Immediate removal of the pet is allowed if the pet becomes vicious, displays symptoms of severe illness, or demonstrates other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole.
- ❑ The owner must provide the Management office with names of at least two alternate caretaker.
- ❑ The policy describes how the management office will handle complaints.
- ❑ The policy permits sharing additional costs among pet owners.
- ❑ No visiting animals are allowed
- ❑ Routine Maintenance will not be completed in the apartment unless the pet owner is home and places the pet under control while he/she is there.
- ❑ A hold harmless clause state the Authority and staff are in no way responsible for any actions or injuries or damages caused by any tenant's pet; a pet is the sole responsibility of the tenant owner.
- ❑ Residents will be required to sign a Pet Agreement once pet ownership is approved by the management office.

The full policy is six pages long and is available upon request.

HOUSING AUTHORITY OF THE CITY OF YORK

Board of Commissioners
(five members)

Solicitor

Executive Director

Deputy Executive Director

Executive Secretary

Computer Systems Analyst 1 Administrative Officer 1

Clerk Typist II (2)

Administrative Officer 2

Management Aide/Intake

County Information Technology Technician

Maintenance Superintendent

Comptroller

Section 8 Coordinator

Tenant Selection/
Occupancy Supervisor

Asst. Maintenance Superintendent

Sr. Accountant

Asst. Sec.8 Coord. Housing Inspector

Admin. Asst.

Project Manager

Purchasing Agent Clerk Typist II (2)

Accountant

Clerk Typist III

Clerk Typist III

Asst Project Managers

Working Foremen

Fiscal Assistant

Clerk Typist II

Housing Inspector

Mechanics

Management Aide

Maintenance Aides

Clerk Typist II

Laborer/Janitors

County Social Work Supervisor

Resident Init. Coord. (2)

County Casework Supervisor

Activity Assistant

County Caseworker 2

County Soc.Serv.Aide 3

Administrative Assistant

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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: York Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 711 PHA FY:	Work Statement for Year 3 FFY Grant: 712 PHA FY:	Work Statement for Year 4 FFY Grant: 713 PHA FY:	Work Statement for Year 5 FFY Grant: 714 PHA FY:
	Annual Statement				
PA22-1		173,575	289,000	48,800	225,100
PA22-2		325,161	28,000	0	80,100
PA22-3		400,000	318,000	565,000	863,000
PA22-4		195,000	0	51,600	0
PA22-5a		0	0	37,200	0
PA22-5b		8,000	430,000	30,000	0
PA22-12		18,500	0	36,000	0
PA22-13		10,000	123,000	30,000	0
PA22-16		60,000	0	56,000	0
PA22-17		41,764	0	163,000	75,000
PA22-18		0	95,000	158,500	10,000
PA22-19		0	0	22,000	0
PA22-23		49,500	0	15,000	0
PA22-33		0	0	15,000	0
PA22-36		0	0	12,000	0
PA22-37		0	0	11,000	0
CFP Funds Listed for 5-year planning		1,281,500	1,283,000	1,251,100	1,253,200
Replacement Housing Factor Funds					

**Significant amendment is considered 5% of Annual Grant Amount*

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2002</u> FFY Grant: 711 PHA FY:			Activities for Year: <u>2003</u> FFY Grant: 712 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA22-1 Codorus Homes	Replace Boilers Replace concrete porches Replace curbs-40 ft. Replace sidewalk-625 Sq. Ft Replace Refrigerators Playground Equipment	90,000 20,000 3,700 4,875 30,000 25,000	PA22-1 Codorus Homes	Replace copper pipes in boiler room Replace domestic hot water lines Remove Asbestos	24,000 25,000 240,000
	Subtotal		173,575	Subtotal		289,000
Annual	PA22-2 Wellington Homes	Replace kitchen cabs & change drain lines Replace Refrigerators Repair Conc. porches Replace Curbs Pave parking lots Replace expansion tanks	180,000 40,000 60,000 5,500 27,661 12,000	PA22-2 Wellington Homes	Burglar Alarm – Shop 2 Playground Equipment	3,000 25,000
	Subtotal		325,161	Subtotal		28,000
Statement	PA22-3 Parkway Homes	Site improvements Façade improvements Refinish bath vanities Cap all dryer vents Jefferson-exterior improvements	50,000 300,000 25,000 15,000 10,000	PA22-3 Parkway Homes	Site Improvements Façade Improvements Parkway Office-new burglar/fire alarm	75,000 235,000 8,000
	Subtotal		400,000	Subtotal		318,000
	PA22-4 Parkway Homes Ext.	Install vanities at Cottages Refinish vanities in family units Repair foundation 711-713 N. Pershing Replace fencing Replace refrigerators	10,000 10,000 30,000 100,000 45,000	PA22-5b Broad Park Manor	Install Sprinkler Systems Replace Fire Alarm Panel	420,000 10,000
	Subtotal		195,000	Subtotal		430,000
	PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E. King. Replace Boiler Rm. Doors	5,000 3,000	PA22-13 Wrightsville West Manchester	Add new windows for 20 Units Add lighting at Mailboxes–Salem Rd	120,000 3,000
	Subtotal		8,000	Subtotal		123,000

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year : <u>2004</u> FFY Grant: 713 PHA FY:			Activities for Year: <u>2005</u> FFY Grant: 714 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-1 Codorus Homes	Replace Storm Doors Refinish hardwood Floors	28,800 20,000	PA22-1 Codorus Homes	Replace Kitchen Cabs & extend cleanouts Repair Soffits & Fascia 9 buildings	165,000 60,100
Subtotal		48,800	Subtotal		225,100
PA22-3 Parkway Homes	Site Improvements Façade Improvements 16-1bdm Units- Paint New interior doors Intercom system Replace sewer line under 111 Lincoln End units-Replace washer drains and add clean-outs	100,000 325,000 12,000 8,000 5,000 15,000 100,000	PA22-2 Wellington Homes	Replace porch roofs & gutters 12 buildings	80,100
Subtotal		565,000	Subtotal		80,100
PA22-4 Parkway Homes Ext.	Replace storm doors	51,600	PA22-3 Parkway Homes	Replace Kit Cabs & Tops Redo Soffits over stoves Put utility lines underground	560,000 15,000 288,000
Subtotal		51,600	Subtotal		863,000
PA22-5a Codorus Homes Ext.	New Rear Doors Repair concrete porches Replace storm doors	20,000 10,000 7,200	PA22-17 Springfield Apts.	Replace water heaters & add circulating systems Re upholster furniture	65,000 10,000
Subtotal		37,200	Subtotal		75,000
PA22-5b Broad Park Manor	Replace concrete porches – 3 high-rise bldgs. 27 S. Broad St.-new burglar alarm panel Landscape front of 3 high-rise bldgs.	20,000 5,000 5,000	PA22-18 Stony Brook Manor	Re upholster furniture	10,000
Subtotal		30,000	Subtotal		10,000
PA22-12 Scattered Sites	3424-3426 N. George St Replace Kit floors and Cabs Replace Furnaces 31 S. Broad St- A/E study to renovate offices- expand Lobby	15,000 6,000 15,000			
Subtotal		36,000			

Part II: Supporting Pages-Work Activities
Continued for 2004 & 2005

		2004			2005	
PA22-13 Wrightsville West Manchester	Replace bath floors with sheet goods Replace Sheds	10,000 20,000				
Subtotal		30,000				
PA22-16 The Fairmont	New Stoves & Refrigerators	56,000				
Subtotal		56,000				
PA22-17 Springfield Apts.	New Carpets-all units New Stoves & Refrigerators New wallpaper-vestibule & Hall New Bath floors-sheet goods	45,000 56,000 12,000 50,000				
Subtotal		163,000				
PA22-18 Stony Brook Manor	New carpet-All units New Stoves & Refrigerators Replace carpet in common areas Caulk brick joint	60,000 73,500 20,000 5,000				
Subtotal		158,500				
PA22-19 Glen Rock Windsor	22 W. Main St-Replace showers & base 35 W. Main St- Re point Chimney & Re point Walls 25 Church St.-Re build stone wall	5,000 7,000 5,000 5,000				
Subtotal		22,000				
PA22-23 Fairmont Village	New Hot water heaters & pans	15,000				
Subtotal		15,000				
PA22-33 Newberry Township	Repair erosion , re seed & place fence along bank	15,000				
Subtotal		15,000				
PA22-36 West Manchester Township	Repair erosion, add drainage, re seed & add fence along bank	12,000				
Subtotal		12,000				
PA22-37 Red Lion	Henrietta St.-New roof Repair sidewalks as needed	6,000 5,000				
Subtotal		11,000				
Total CFP Estimated Cost		\$1,251,100				\$1,253,200

**Significant amendment is considered 5% of Annual Grant Amount*

July 15, 2001

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: 707 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	140000	140000	140000	110832
4	1410 Administration	124900	124900	124900	131653
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	70000	70000	70000	65937
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	72500	64190	64190	37054
10	1460 Dwelling Structures	710000	656935	656935	849922
11	1465.1 Dwelling Equipment—Nonexpendable		49500	49500	46510
12	1470 Nondwelling Structures	93500	49465	49465	46709
13	1475 Nondwelling Equipment	33000	33000	33000	36415
14	1485 Demolition				
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	81132	137042	137042	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1325032	1325032	1325032	1325032
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	27250	27250	27250	8995
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 707 Replacement Housing Factor Grant No:			Federal FY of Grant: 1998			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
MGMT IMPRO	Resident Initiative & Quality of Life	1408		81500	89388	89388	89388	
	Security Services @BP&JC	1408		27250	8995	8995	8995	
	Home Skills & Budget Counseling	1408		8500	0	0	0	
	Occupancy Mgmt Handbook	1408		5000	0	0	0	
	Computer Training	1408		6500	1523	1523	1523	
	Ongoing Employee Training	1408		8250	9065	9065	9065	
	Personnel Policy Update	1408		3000	1300	1300	1300	
	SUBTOTAL			140000	110271	110271	110271	
ADMIN	10% of Grant	1410		124900	132214	132214	132214	
	SUBTOTAL			124900	132214	132214	132214	
FEES & COSTS	Architectural/Eng	1430		70000	65937	65937	65937	
	SUBTOTAL			70000	65937	65937	65937	
PA22-1	Replace Fencing	1450		0	24650	24650	24650	5Yr.Plan Project
	SUBTOTAL			0	24650	24650	24650	
PA22-3	Repair Roof Jefferson Ctr	1460		75000	31853	31853	31853	Completed
PKWY 203	Replace Di-Electric Unions	1460		4200	700	700	700	
	Replace Sidewalk 111b Lincoln	1450		2500	0	0	0	Not needed
	Site Improvements	1450		50000	0	0	0	Funds used for facade improve.
	Façade Improvements	1460		50000	65215	65215	65215	Comp unless otherwise noted
	SUBTOTAL			181700	97768	97768	97768	
PA22-5b	Replace Water Heaters	1460		160000	12867	12867	12867	
BP MANOR	Thoroseal & Patch Dryvit	1460		70000	63637	63637	63637	
	Carpet & Tile Apts	1460		281000	422008	422008	422008	
	Repair Roof-Highrises	1460		25000	15174	15174	15174	
	Repair Roof-White Rose & Off	1470		10000	46709	46709	46709	
	SUBTOTAL			546000	560395	560395	560395	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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				Original	Revised	Funds Obligated	Funds Expended	
PA22-13	Ranges & Refrigerators	1465		0	12570	12570	12570	5Yr Plan Proj.
WRTVL/W MAN	SUBTOTAL			0	12570	12570	12570	
PA22-12	Comp Equip			8000	22422	22422	22422	
	Painting	1460		0	84004	84004	84004	5Yr Plan Proj.
SCAT SITES	SUBTOTAL			8000	106426	106426	80909	
PA22-16	Replace Furniture Sitting Area	1475		20000	8444	8444	8444	
FAIRMONT	Replc Drapes in Sitting & Lobby	1475		5000	5548	5548	5548	
216	Exterior Lighting	1450		8500	16375	16375	16375	
	Ranges & Refrigerators	1465		0	15118	15118	15118	5 Yr Plan Proj.
	SUBTOTAL			33500	45485	45485	45485	
PA22-17	Resurface Parking/Add Handicap	1450		20000	0	0	0	Not needed at this time
Springfield Apts	Reset Toilets	1460		20000	18368	18368	18368	
217	Redo Shower Stalls	1460		15000	15252	15252	15252	
	Emergency Pull Cords in Kitchen	1460		15000	13633	13633	13633	
	Air Handlers in Hallways	1460		35000	83525	83525	83525	
	Ranges & Refrigerators	1465		0	15117	15117	15117	5 Yr Plan Proj.
	Upgrade Fire Panel	1460		25000	400	400	400	
	SUBTOTAL			130000	146295	146295	146295	
PA22-18	Replc Ball Vlvs & Water Pumps	1460		8300	0	0	0	Not needed
Stony Brook Man	Replace Di-Electric Unions	1460		1500	0	0	0	Not needed
218	Ranges & Refrigerators	1465		0	3705	3705	3705	5 Yr Plan Proj.
	SUBTOTAL			9800	3705	3705	3705	
PA22-19	Painting-Glen Rock/Windsor	1460		0	19316	19316	19316	5 Yr Plan Proj.
219	SUBTOTAL			0	19316	19316	19316	
	Contingency Ngt 8% of Grant	1502		81132	0	0	0	
	SUBTOTAL			81132	0	0	0	
	GRAND TOTALS			1,325,032	1,325,032	1,325,032	1,325,032	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	200,000	200,000	40,367	40,367
4	1410 Administration	150,000	150,000	153,992	153,992
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	70,000	70,000	38,616	36,219
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	154,800	154,800	84,590	5,391
10	1460 Dwelling Structures	866,700	866,700	731,053	650,459
11	1465.1 Dwelling Equipment—Nonexpendable	20,000	20,000	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	10,000	10,000	6,645	6,645
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	58,538	58,538	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,530,038	1,530,038	1,055,263	893,073
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	2,819	2,819
24	Amount of line 21 Related to Security – Soft Costs	41,000	41,000	20,805	20,805
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1	Replace Fencing	1450		0	64,750	64,750	0	In 5Yr Plan
PA22-2	Install heat detectors in Boiler Rms	1460		3,000	4,340	4,340	4,340	All work under-
	Replace splash blocks w/36"	1460		7,200	7,200	0	0	way unless otherwise noted
PA22-3	Replace splash blocks w/36"	1460		18,000	2,275	2,275	0	
	Repair front & back concrete porches	1460		54,000	0	0	0	
	Site Improvements	1450		150,000	2,000	2,000	0	
	Façade Improvements	1460		150,000	334,689	334,689	334,689	
	Termite Treatments	1460		70,000	70,000	0	0	Will start when site work comp.
PA22-4	Repair/Replace Concrete Porches	1460		25,000	29,467	29,467	0	
	Rebuild chimney caps & repoint brick	1460		15,000	10,640	10,640	10,640	
	Install Splash Blocks	1460		0	600	600	0	
	504 ADA accommodations as needed	1460		2,000	0	0	0	
PA22-5B	Replace windows 449 E King St	1460		450,000	335,600	335,600	335,600	Work underway
	504 ADA accommodations as needed	1460		2,000	2,000	0	0	Unless noted
PA22-12	Replace roof on side porches at 6 N Main St.	1460		5,000	2,680	2,680	2,680	
Scattered Sites	Replace rotting window sills at 446 & 450 E Market St.	1460		1,500	3,600	3,600	3,600	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-12	Replace roof at 412-414 W. North St	1460		10,000	13,992	13,992	13,992	
Scattered Sites	Replace roof at 7 Pine St. (rear)	1460		10,000	0	0	0	Done previously
	Replace roof at 178-180 North St.	1460		10,000	0	0	0	
	Site Improvements	1450		0	5,391	5,391	5,391	
	Replace roof at Fulton St, Hanover	1460		0	2,800	2,800	2,800	Sub.for North St
	Computer Equipment Authority – Wide	1475		10,000	10,000	6,645	6,645	
PA22-16	504 ADA Accommodations as needed	1460		2,000	2,819	2,819	2,819	
PA22-17	504 ADA Accommodations as needed	1460		2,000	2,000	0	0	
PA22-18	504 ADA Accommodations as needed	1460		2,000	2,000	0	0	
PA22-23	Storm collars on Furnace Vents	1460		3,500	3,500	0	0	Under design
	Insulate Water Pipe on Outside	1460		1,000	1,000	0	0	
	Power Wash Siding	1460		2,500	2,500	0	0	Under contract
	Seal Bay Windows	1460		3,500	3,500	0	0	Contract award.
	Repair/Replace Vinyl Siding	1460		8,500	8,500	0	0	
	Replace Stoves	1465		10,000	10,000	0	0	
	Replace Refrigerators	1465		10,000	10,000	0	0	
Admin	Not to exceed 10% of Grant	1410		150,000	153,992	153,992	153,992	
Fees/Costs	Architect/Engineer	1430		70,000	70,000	38,616	36,519	
Contingency	Not to exceed 8% of Grant	1502		58,538	58,538	0	0	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
Management	Resident Initiatives & Quality of Life Programs	1408		115,000	115,000	4,225	4,225
	Security Services at BPM & Jefferson	1408		41,000	41,000	20,805	20,805
	Home Skills & Budget Counseling	1408		3,000	3,000	0	0
	Computer Training	1408		5,000	5,000	1,050	1,050
	Occupancy/Mgmt Handbook	1408		6,500	6,500	0	0
	Supervisory Training	1408		2,000	2,000	465	465
	Ongoing Employee Training	1408		7,500	7,500	13,822	13,822
	Reduce Unit Turnaround Time	1408		5,000	5,000	0	0
	Agency Plan Preparation/Updates	1408		15,000	15,000	0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	200,000	200,000	1,849	1,849
4	1410 Administration	180,000	180,000	180,000	50,491
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	100,000	23,250	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	221,000	221,000	0	0
10	1460 Dwelling Structures	948,700	948,700	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	27,000	27,000	0	0
12	1470 Nondwelling Structures	36,000	36,000	0	0
13	1475 Nondwelling Equipment	13,000	13,000	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	25,000	25,000	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	86,971	86,971	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,837,671	1,837,671	205,099	52,340
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	0	0
24	Amount of line 21 Related to Security – Soft Costs	56,500	56,500	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-2	Replace Storm Doors	1460		43,200	43,200	0	0	Under
	Replace Fences	1450		35,000	35,000	0	0	Design
PA22-3	Site Improvements	1450		30,000	30,000	0	0	
	Exterior Improvements	1460		270,000	270,000	0	0	
	Replace Fences	1450		65,000	65,000	0	0	
PA22-4	Replace Fences	1450		50,000	50,000	0	0	
PA22-5B	Replace windows 440 bldg	1460		392,000	392,000	0	0	
	Emergency pull cords in LR	1460		55,000	55,000	0	0	
	Carpet basement Community Rm	1460		10,500	10,500	0	0	
	Replace drapes in basement Comm Rms	1460		1,000	1,000	0	0	
	Reupholster chairs in Community Rms	1460		4,500	4,500	0	0	
	Paint Laundry Rooms	1460		1,000	1,000	0	0	
	Move fans from LR to Bedroom	1460		42,000	42,000	0	0	
	Replace 16 showers in 449 E King	1460		80,000	80,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-5B	New furniture Game Rm	1475		2,000	2,000	0	0	Under
White Rose Center	Replace Tile in Comm Rms	1470		5,500	5,500	0	0	Design
	Replace Drapes	1470		3,000	3,000	0	0	
	Re-anchor patio hand rails	1470		2,500	2,500	0	0	
	Picnic Tables	1475		1,000	1,000	0	0	
	Cut curb for wheelchair ramp	1450		1,000	1,000	0	0	
	Carpet	1470		10,000	10,000	0	0	
	Replace A/C Unit	1470		15,000	15,000	0	0	
PA22-12	Computer Equipment	1475		10,000	10,000	0	0	
PA22-13	Replace Storm Doors	1460		12,000	12,000	0	0	
	Sand/Paint Trim	1460		5,000	5,000	0	0	
	Power Wash Siding	1460		2,500	2,500	0	0	
PA22-16	Resurface Parking Area	1450		20,000	20,000	0	0	
PA22-17	Carpet Halls	1460		20,000	20,000	0	0	
PA22-18	Resurface Parking Areas Add Handicap Spaces	1450		20,000	20,000	0	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	ADA 504 Improvements	1460		10,000	10,000	0	0	
Authority Wide	Development Planning/Consultant	1498		25,000	25,000	0	0	
Authority Wide	Appliances	1465. 1		27,000	27,000	0	0	
Authority Wide	Management Improvements					0	0	
	Resident Initiatives & Quality of Life Programs	1408		90,000	90,000	0	0	
	Provide Security Services @ BPM & Jefferson Center	1408		56,500	56,500	0	0	
	Home Skills & Budget Counseling	1408		8,000	8,000	0	0	
	Occupancy/Management	1408		6,500	6,500	0	0	
	Computer Training	1408		4,000	4,000	0	0	
	Supervisory Training	1408		2,500	2,500			
	Ongoing Employee Training	1408		10,000	10,000			
	Reduce Unit Turnaround Time	1408		7,500	7,500	0	0	
	Participation in County's Centralized Intake Computer System	1408		15,000	15,000	0	0	

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 270,261

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

6 FFY in which funding is requested 2001

6 Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The York Housing Authority's Annual PHDEP Plan is a comprehensive drug elimination strategy. Drug elimination activities in FY 2001 will include: law enforcement above and beyond baseline services; physical improvements to enhance security; employment of staff to coordinate and implement PHDEP activities; and, a combination of drug prevention, intervention and treatment programs. The overall goal of YHA's PHDEP Plan is for all residents to feel safe in their neighborhoods, have alternatives to drugs and drug-related crime, and receive support to become self-sufficient.

G. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Codorus Homes PA 22-1, PA 22-5a	60	240
Parkway Homes PA 22-3, PA 22-4	273	774
Wellington Homes PA 22-2	72	195

G. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 X	\$320,400	PA26DEP0220195	\$ 0		
FY 1996 X	\$327,900	PA26DEP0220196	\$ 0		
FY 1997 X	\$327,600	PA26DEP0220197	\$ 0		
FY 1998 X	\$327,600	PA01DEP0220198	\$ 51,474	GE	09/30/01
FY 1999 X	\$239,955	PA26DEP0220199	\$217,635		12/31/01
FY 2000 X	\$250,082	PA26DEP0220100	\$250,082		05/31/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

A contract with the York City Police will continue to provide two full-time Community Police Officers and CPO outposts as well as foot patrol during times determined to be crucial in addressing drug-related crime. The County Drug and Alcohol Program will continue to subcontract with a local provider for the comprehensive drug prevention, intervention and treatment services. They will also assist in the monitoring and evaluation of these programs. The employment of YHA staff in PHDEP Program positions will afford YHA the ability to coordinate and implement PHDEP programs. The PHDEP Coordinator and the YHA Administration will continue to monitor and evaluate PHDEP-funded activities per HUD regulations. All PHDEP-funded providers will be required to submit monthly reports based upon the established goals and objectives for each PHDEP activity program and attend the Community Unification Team meetings conducted with PHDEP providers and community representatives. The new PIC Drug Elimination Reporting Sub-module (DERS) will be the primary tool to evaluate and monitor PHDEP-funded activities.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 106,100
9120 - Security Personnel	\$ 0
9130 - Employment of Investigators	\$ 0
9140 - Voluntary Tenant Patrol	\$ 0

9150 - Physical Improvements	\$ 6,810
9160 - Drug Prevention	\$ 77,707
9170 - Drug Intervention	\$ 17,104
9180 - Drug Treatment	\$ 17,104
9190 - Other Program Costs	\$ 45,436
TOTAL PHDEP FUNDING	\$270,261

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 106,100		
Goal(s)	Continue to provide law enforcement services over and above baseline services to reduce crime and drug-related crime in PHDEP-targeted areas.						
Objectives	Reduce crime and fear of crime, establish connection to local community and address quality of life issues.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. CPO Outpost at each PHDEP-targeted site			10/01/01	09/30/03	\$ 62,000		Contract for services, Monthly CPO/Foot Patrol Reports, Crime Statistics, Annual Survey, Resident and Employee Comments,
2. Foot Patrol during crucial hours			10/01/01	09/30/03	\$ 44,100		Same as above

9120 - Security Personnel					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ 0		
Goal(s)	To compliment, enhance and supplement law enforcement services to reduce crime and drug-related crime in PHDEP-targeted areas.						
Objectives	To investigate drug related crime in and around PHDEP-targeted areas and provide evidence relating to such crime at any administrative or judicial proceedings.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 6,810		
Goal(s)	Implement physical improvements designed to enhance security.						
Objectives	Purchase surveillance equipment						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Install security cameras and/or closed circuit television (CCTV) system for the Jefferson Center and					\$ 6,810		Reduction of incidents of Vandalism, Resident and Staff Comments, Security Guard

other community center areas							Reports

9160 - Drug Prevention					Total PHDEP Funding: \$ 77,707		
Goal(s)	Continue to provide comprehensive community based prevention programs using culturally appropriate strategies.						
Objectives	Provide educational opportunities; youth and family recreational and cultural activities; self-sufficiency programs; and, other family support services as needed.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Substance abuse education programs: Prevention Education Presentations (12/year); 10-week Youth ages 12 to 17 Prevention Groups (5 groups/50 participants per year)	165	Youth/ Adult	10/01/01	09/30/03	\$17,103		Monthly Reports, Resident Survey, Pre- and Post-testing
2. Other Education – Computer Lab	500	Youth/ Adult	10/01/01	09/30/03	\$27,000		Same as Above
3. Recreational & cultural activities coordinated by FT Activities Assistant	725	Youth/ Adult	10/01/01	09/30/03	\$1,500		Same as Above
4. YorkArts	200	Youth	10/01/01	09/30/03	\$15,000		Same as above
5. Parenting/family support services: 10-week adult prevention groups (4 groups/32 participants per year)	48	Adult			\$17,104		Same as Above

9170 - Drug Intervention					Total PHDEP Funding: \$ 17,104		
Goal(s)	Onsite therapist/case manager will continue to provide intensive drug intervention services.						
Objectives	Identify residents with substance abuse issues, assist them to modify their behavior, engage in treatment and structured aftercare.						

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide 300 Initial Treatment Outreach Consultations per year	450	Youth/ Adult	10/1/01	09/30/03	\$12,828		Monthly Reports incl. Number of referrals, Employee Reports
2. Identify and inform YHA and CPO's of non-confidential community need areas and/or issues (i.e., increase use of inhalants by youth, gang activity, etc.)	1209	PHDEP-targeted community	10/1/01	09/30/03	\$ 4,276		Same as above
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$ 17,104		
Goal(s)	On-site therapist will continue to provide intensive drug treatment services and/or referrals to treatment based upon the appropriate level of care.						
Objectives	Increase accessibility of treatment services, reduce drug use, and increase peer and community support systems.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide comprehensive assessments, evaluations and case management to 48 youth and adults per year.	72	Youth/ Adult	10/01/01	09/30/03	\$ 5702		Monthly Reports, Increased DSM-IV Global Assessment of Functioning Level at treatment discharge
2. Provide on-site individual, group and family drug treatment to 24 individuals and as appropriate their family members.	36	Youth/ Adult	10/01/01	09/30/03	\$ 5701		Same as Above
3. Provide aftercare to 16 individuals per year who have completed drug treatment.	24	Youth/ Adult	10/01/01	09/30/03	\$ 5701		Same as Above

9190 - Other Program Costs					Total PHDEP Funds: \$ 45,436		
Goal(s)	Continue to ensure coordination, evaluation, further development, and monitoring of all PHDEP activities and programs.						
Objectives	Provide day-to-day oversight of all PHDEP programs and activities as well as direct contact with residents.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Full-time Resident Initiatives/PHDEP Coordinator			10/1/01	09/30/03	\$21,718		Continued employment of HA staff in PHDEP positions
2. Full-time Activities Assistant			10/1/01	09/30/03	\$21,718		Same as Above
3. Annual Resident Survey conducted by third party			10/1/01	09/30/03	\$ 2,000		Completed Annual Survey

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #		25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>		<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	X	Activities 1,2	\$ 35,366	Activities 1,2	\$ 106,100
9120					
9130					
9140					
9150	X	Activity 1	\$ 0	Activity 1	\$ 6810
9160	X	Activities 1-4	\$ 15,426	Activities 1- 4	\$ 76,207
9170	X	Activities 1,2	\$ 5701	Activities 1,2	\$ 17,104
9180	X	Activities 1,2	\$ 0	Activities 1,2	\$ 17,104

9190	X	Activities 1,2,3	\$ 11,359	Activities 1,2,3	\$ 22,718
TOTAL			\$ 67,852		\$ 246,043

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

Original copies of the following certifications were submitted to the Philadelphia HUD Field Office:

- HUD-50070, Certification for a Drug free Workplace
- HUD-50071, Certification of Payments to Influence Federal Transactions
- Standard Form SF-LLL and SF-LLLa, Disclosure of Lobbying Activities

Deconcentration Analysis of Family Sites Dated 4/9/01

Development Name	Number of Units	Average Bedroom Size	Average Annual Income	% of PHA-Wide Income	%	Average Annual Income divided by BR Size	% of PHA-Wide Income (with BR Size Factored In)	%
PHA-Wide	516	2.6	\$11,830	100%	0%	\$10,234	100%	0%
Codorus, 201	46	2.5	10,857	92%	-8%	9,694	95%	-5%
Wellington, 202	68	2.5	12,885	109%	+9%	\$11,465	112%	+12%
Parkway, 203	175	2.4	9,878	84%	-16%	\$8,933	87%	-13%
Parkway, Extended, 204	81	2.4	11,610	98%	-2%	\$10,526	103%	+3%
Scattered Site, 212	41	2.5	12,370	105%	+5%	\$11,025	108%	+8%
W. Man.Twp/Wrightsville, 213	20	2.5	14,480	122%	+22%	\$12,871	125%	+25%
Codorus Extended, 215	12	5.0	14,474	122%	+22%	\$8,990	88%	-12%
Glen Rock/Windsor, 219	9	3.0	10,942	92%	-8%	\$7,816	76%	-24%
Fairmont Village, 223	25	2.6	15,190	128%	+28%	\$13,209	129%	+29%
N. Beaver Street, 224	6	3.0	13,946	118%	+18%	\$9,961	87%	-3%
Fielding Way, 233	13	3.0	15,955	135%	+35%	\$11,396	111%	+11%
Ridgefield Court, 236	10	3.0	15,196	128%	+28%	\$10,854	106%	+6%
Red Lion, 237	10	3.0	16,873	142%	+42%	\$11,988	117%	+17%

Notes:

- (1) Codorus Extended, 215 – Only 2 applicants on the wait list, which is historically typical of this list.
- (2) Final Rule exempts elderly/disabled units from calculations.
- (3) Target is 15% above or below the PHA-wide average. 85% = \$8,699 and 115% = \$11,769. Must plan to bring development income into target range.

Justification:

Small developments - % could be high or low due to one or two households.
 Others – County units – difficult to be choosy when issuing housing offer/housing offer accepted.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	225,000			
4	1410 Administration	187,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000			
8	1440 Site Acquisition				
9	1450 Site Improvements	165,764			
10	1460 Dwelling Structures	714,500			
11	1465.1 Dwelling Equipment-Nonexpendable	150,000			
12	1470 Nondwelling Structures	220,000			
13	1475 Nondwelling Equipment	68,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	44,603			
21	Amount of Annual Grant:(sum of lines 2-20)	1,874,867			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Significant amendment is considered 5% of Annual Grant Amount*

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1 Codorus Homes	Add Electric Outlets behind stoves	1460	48	5,000				
PA22-2 Wellington Homes	Add Electrical Outlets behind stoves	1460	72	8,000				
PA22-3 Parkway Homes & Jefferson Center	Site Improvements	1450		30,000				
	Façade improvements	1460		270,000				
	Playground Equipment	1475		25,000				
	Re point brick on North end Replace 2" drain running North & South	1470 1470		30,000 10,000				
PA22-5a Codorus Homes Extension	Add Electrical Outlets behind stoves	1460	12	1,500				
	Replace sidewalks	1450		5,000				
PA22-5b Broad Park Manor	Replace Windows Bldg. 133 Broad St.	1460	94	340,000				
	Replace Refrigerators-cut down Cabinets	1465.1	94	140,000				
	Add Timers w/Alarms and/or cameras to rear doors	1460		3,000				
	Upgrade lighting on campus	1450		16,764				
PA22-12 Scattered Sites	Replace Sidewalks as needed	1450		10,000				
	7 Pine St.-Add window in rear of bldg.	1460		2,000				
	30-32 N. Hartley & 446-450 E. Market St.- New roofs	1460		16,000				
	32 N. Hartley-Add new door 1 st floor	1460		2,000				
	New phone system-31 S. Broad, Office Remodel Office – 31 S. Broad	1475 1470		35,000 170,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-16 The Fairmont	Cut vents from Liv. Rm. to bedrooms Add Timers w/Alarms to rear doors	1460 1460	75	20,000 1,000				
PA22-17 Springfield Apts.	Re-pave parking lot Add Timers w/Alarms to rear doors Replace landscape timbers	1450 1460 1450		30,000 1,000 2,000				
PA22-18 Stony Brook Manor	Cut vents from Liv. Rm. to bedrooms Add Timers w/Alarms to rear doors	1460 1460	100	25,000 1,000				
PA22-19 Glen Rock Windsor	Replace sidewalks as needed 35 W. Main St-Rebuild round windows. 25 N. Church St-replace roof 25 N. Church St-remove tree	1450 1460 1460 1450		10,000 2,000 9,000 2,000				
	HA-Wide							
	Computer Equipment	1475		8,000				
	ADA Accommodations	1460		8,000				
	Appliances	1465.1		10,000				
	Handrails all sites	1450		60,000				
	Resident Initiatives and Quality of Life Programs	1408		148,500				
	Security Services at Broad Park Manor and Jefferson Center	1408		56,500				
	Employee Training	1408		10,000				
	Participate in County Centralized Intake Computer System	1408		10,000				

**Significant amendment is considered 5% of Annual Grant Amount*

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program No: 710 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-1	12/03			12/04			
PA22-2	12/03			12/04			
PA22-3	12/03			12/04			
PA22-5a	12/03			12/04			
PA22-5b	12/03			12/04			
PA22-12	12/03			12/04			
PA22-16	12/03			12/04			
PA22-17	12/03			12/04			
PA22-18	12/03			12/04			
PA22-19	12/03			12/04			
HA-wide	12/03			12/04			

**Significant amendment is considered 5% of Annual Grant Amount*

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: York Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 711 PHA FY:	Work Statement for Year 3 FFY Grant: 712 PHA FY:	Work Statement for Year 4 FFY Grant: 713 PHA FY:	Work Statement for Year 5 FFY Grant: 714 PHA FY:
	Annual Statement				
PA22-1		173,575	289,000	48,800	225,100
PA22-2		325,161	28,000	0	80,100
PA22-3		400,000	318,000	565,000	863,000
PA22-4		195,000	0	51,600	0
PA22-5a		0	0	37,200	0
PA22-5b		8,000	430,000	30,000	0
PA22-12		18,500	0	36,000	0
PA22-13		10,000	123,000	30,000	0
PA22-16		60,000	0	56,000	0
PA22-17		41,764	0	163,000	75,000
PA22-18		0	95,000	158,500	10,000
PA22-19		0	0	22,000	0
PA22-23		49,500	0	15,000	0
PA22-33		0	0	15,000	0
PA22-36		0	0	12,000	0
PA22-37		0	0	11,000	0
CFP Funds Listed for 5-year planning		1,281,500	1,283,000	1,251,100	1,253,200
Replacement Housing Factor Funds					

**Significant amendment is considered 5% of Annual Grant Amount*

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2002</u> FFY Grant: 711 PHA FY:			Activities for Year: <u>2003</u> FFY Grant: 712 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA22-1 Codorus Homes	Replace Boilers Replace concrete porches Replace curbs-40 ft. Replace sidewalk-625 Sq. Ft Replace Refrigerators Playground Equipment	90,000 20,000 3,700 4,875 30,000 25,000	PA22-1 Codorus Homes	Replace copper pipes in boiler room Replace domestic hot water lines Remove Asbestos	24,000 25,000 240,000
	Subtotal		173,575	Subtotal		289,000
Annual	PA22-2 Wellington Homes	Replace kitchen cabs & change drain lines Replace Refrigerators Repair Conc. porches Replace Curbs Pave parking lots Replace expansion tanks	180,000 40,000 60,000 5,500 27,661 12,000	PA22-2 Wellington Homes	Burglar Alarm – Shop 2 Playground Equipment	3,000 25,000
	Subtotal		325,161	Subtotal		28,000
Statement	PA22-3 Parkway Homes	Site improvements Façade improvements Refinish bath vanities Cap all dryer vents Jefferson-exterior improvements	50,000 300,000 25,000 15,000 10,000	PA22-3 Parkway Homes	Site Improvements Façade Improvements Parkway Office-new burglar/fire alarm	75,000 235,000 8,000
	Subtotal		400,000	Subtotal		318,000
	PA22-4 Parkway Homes Ext.	Install vanities at Cottages Refinish vanities in family units Repair foundation 711-713 N. Pershing Replace fencing Replace refrigerators	10,000 10,000 30,000 100,000 45,000	PA22-5b Broad Park Manor	Install Sprinkler Systems Replace Fire Alarm Panel	420,000 10,000
	Subtotal		195,000	Subtotal		430,000
	PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E. King. Replace Boiler Rm. Doors	5,000 3,000	PA22-13 Wrightsville West Manchester	Add new windows for 20 Units Add lighting at Mailboxes–Salem Rd	120,000 3,000
	Subtotal		8,000	Subtotal		123,000

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year : <u>2004</u> FFY Grant: 713 PHA FY:			Activities for Year: <u>2005</u> FFY Grant: 714 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-1 Codorus Homes	Replace Storm Doors Refinish hardwood Floors	28,800 20,000	PA22-1 Codorus Homes	Replace Kitchen Cabs & extend cleanouts Repair Soffits & Fascia 9 buildings	165,000 60,100
Subtotal		48,800	Subtotal		225,100
PA22-3 Parkway Homes	Site Improvements Façade Improvements 16-1bdm Units- Paint New interior doors Intercom system Replace sewer line under 111 Lincoln End units-Replace washer drains and add clean-outs	100,000 325,000 12,000 8,000 5,000 15,000 100,000	PA22-2 Wellington Homes	Replace porch roofs & gutters 12 buildings	80,100
Subtotal		565,000	Subtotal		80,100
PA22-4 Parkway Homes Ext.	Replace storm doors	51,600	PA22-3 Parkway Homes	Replace Kit Cabs & Tops Redo Soffits over stoves Put utility lines underground	560,000 15,000 288,000
Subtotal		51,600	Subtotal		863,000
PA22-5a Codorus Homes Ext.	New Rear Doors Repair concrete porches Replace storm doors	20,000 10,000 7,200	PA22-17 Springfield Apts.	Replace water heaters & add circulating systems Re upholster furniture	65,000 10,000
Subtotal		37,200	Subtotal		75,000
PA22-5b Broad Park Manor	Replace concrete porches – 3 high-rise bldgs. 27 S. Broad St.-new burglar alarm panel Landscape front of 3 high-rise bldgs.	20,000 5,000 5,000	PA22-18 Stony Brook Manor	Re upholster furniture	10,000
Subtotal		30,000	Subtotal		10,000
PA22-12 Scattered Sites	3424-3426 N. George St Replace Kit floors and Cabs Replace Furnaces 31 S. Broad St- A/E study to renovate offices- expand Lobby	15,000 6,000 15,000			
Subtotal		36,000			

Part II: Supporting Pages-Work Activities
Continued for 2004 & 2005

		2004			2005	
PA22-13 Wrightsville West Manchester	Replace bath floors with sheet goods Replace Sheds	10,000 20,000				
Subtotal		30,000				
PA22-16 The Fairmont	New Stoves & Refrigerators	56,000				
Subtotal		56,000				
PA22-17 Springfield Apts.	New Carpets-all units New Stoves & Refrigerators New wallpaper-vestibule & Hall New Bath floors-sheet goods	45,000 56,000 12,000 50,000				
Subtotal		163,000				
PA22-18 Stony Brook Manor	New carpet-All units New Stoves & Refrigerators Replace carpet in common areas Caulk brick joint	60,000 73,500 20,000 5,000				
Subtotal		158,500				
PA22-19 Glen Rock Windsor	22 W. Main St-Replace showers & base 35 W. Main St- Re point Chimney & Re point Walls 25 Church St.-Re build stone wall	5,000 7,000 5,000 5,000				
Subtotal		22,000				
PA22-23 Fairmont Village	New Hot water heaters & pans	15,000				
Subtotal		15,000				
PA22-33 Newberry Township	Repair erosion , re seed & place fence along bank	15,000				
Subtotal		15,000				
PA22-36 West Manchester Township	Repair erosion, add drainage, re seed & add fence along bank	12,000				
Subtotal		12,000				
PA22-37 Red Lion	Henrietta St.-New roof Repair sidewalks as needed	6,000 5,000				
Subtotal		11,000				
Total CFP Estimated Cost		\$1,251,100				\$1,253,200

**Significant amendment is considered 5% of Annual Grant Amount*