

PHAPLans

5YearPlanforFiscalYears2000 -2004
(2001 -2005forCapitalFund)

AnnualPlanforFiscalYear10/1/02 -9/30/03

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Housing Authority of the City of York

PHANumber: PA022

PHAFiscalYearBeginning: (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 third year submission is being made on the original 2000 Template. As of 4/22/02, HUD has not published an updated Template.

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

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.) PHA should identify these measures in the space 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 restrictive 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 program 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 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 effort 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 turn-around 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 waitlist 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 Codorus 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)

AnnualPHAPlan
PHAFiscalYear2002
 [24CFR Part903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

Notapplicable.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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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 filename in parentheses in the space to the right of the title.

Attachments:

- A. PHA Management Organizational Chart
- B. FY2002 Capital Fund Program Annual Statement
- C. FY2002 Capital Fund Program 5 Year Action Plan
- D. Capital Fund Performance Report for Period Ending 9/30/01
- E. Voluntary Conversion Initial Assessment
- F. Deconcentration Analysis of Family Sites
- G. Performance Report on Strategies in FY2001 Annual Plan (10/1/00 -9/30/01)

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 an "X" 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 jurisdiction 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/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 home ownership 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.StatementofHousingNeeds

[24CFRPart903.79(a)]

A. HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe“Overall”Needscolumn,providetheestimatednumberofrenter familiesthathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthatfactoronthe housingneedsforeachfamilytype,from1to5,with1being“noimpact”and5being“severeimpact.” UseN/Atoindicate thatnoinformationisavailableuponwhichthePHAcannmakethisassessment.

HousingNeedsofFamiliesintheJurisdiction (YORKCITY,only)byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30%of AMI	3,332	5	3	4	3	4	3
Income>30%but <=50%ofAMI	2,815	4	4	5	3	5	3
Income>50%but <80%ofAMI	3,646	2	5	4	3	4	3
Elderly	4,574	5	3	2	4	1	4
Familieswith Disabilities	N/A	N/A	N/A	5	5	N/A	4
Race/EthnicityAll	17,054						
Race/Ethnicity *	13,350						
Race/Ethnicity **	2,886						
Race/Ethnicity ***	710						

*WhiteNon -HispanicHouseholds

**BlackNon -HispanicHouseholds

***HispanicHouseholds

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

- ConsolidatedPlanoftheJurisdiction/s
Indicateyear: 2000 -2004
- U.S. Censusdata:theComprehensiveHousingAffordabilityStrategy
 (“CHAS”)dataset
- AmericanHousingSurveydata
Indicateyear:
- Otherhousingmarketstudy
Indicateyear:
- Othersources:(listandindicateyearofinformation)

Housing Need of Families in the Jurisdiction (YORK COUNTY, exclusive of York City) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	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

*1 Blacks

*2 Asian/Pacific Isl.

*3 American Ind/Other

*4 Hispanic Origin

**York County Consolidated Plan for FY2004 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)	Afford- ability (Ave.)	Supply (Ave.)	Quality (Ave.)	Access- ibility (Ave.)	Size (Average)	Loca- tion (Ave.)
Income <= 30% of AMI	6,055	5	3.5	4.0	2	3.0	4
Income > 30% but <= 50% of AMI	6,004	4.5	4	4.5	2	4.0	3.5
Income > 50% but < 80% of AMI	10,398	3.5	4.5	4.0	2	3.5	3.5
Elderly	10,080	5	3.5	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.** PHA 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			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> 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	1,330		
Extremely low income <= 30% AMI	916	68.9%	
Very low income (> 30% but <= 50% AMI)	404	30.4%	
Low income (> 50% but < 80% AMI)	10	0.8%	
Families with children (2 mem HH or more)	806	62.4%	
Elderly families	128	9.9%	
Families with Disabilities	340	26.7%	
Race/ethnicity White	963	73.5%	
Race/ethnicity Black	340	25.9%	
Race/ethnicity Ind.	3	0.2%	
Race/ethnicity Asian	4	0.3%	
Characteristics by Bedroom Size (Public Housing Only)	N/A		

Housing Needs of Families on the Waiting List

Isthe waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? While no t 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

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	1,054		
Extremely low income <= 30% AM I	768	72.9%	
Very low income (>30% but <=50% AMI)	243	23.1%	
Low income (>50% but <80% AMI)	43	4.1%	
Families with children	678	64%	
Elderly families	115	10.8%	
Families with Disabilities	85	8 %	
Race/ethnicity White	788	74.9%	
Race/ethnicity Black	259	24.6%	
Race/ethnicity Ind.	1	0.1%	
Race/ethnicity Asian	4	0.4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	377	35.8%	

2BR	396	37.6%	
3BR	237	22.5%	
4BR	37	3.5%	
5BR	5	0.5%	
5+BR	-		
Isthe waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> 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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. Include review/amendment of Tenant Accounts Receivable (TAR) Policy to improve repayment of debt owed the Authority.
- Reduce turnover time for vacated public housing units – Reduce Average to, at minimum, 39.4 days
- Maintain or Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- 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
- 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 households during this period.
 - Increase Section 8 lease-up rate for tenant-based housing choice vouchers to an average of 97% for the fiscal year.
 - Work closely with landlords to educate and monitor the requirements of the lead-based paint regulations. As best possible, limit the number of landlords who withdraw 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 (maximum of 50) 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. If not completed by 9/30/02, in FY 2002, 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 PREVIOUS

ANNUAL PLANS, 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

- X 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.
- X 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

- X If by 9/30/02, or after, it is determined feasible to designate specific public housing for the elderly, implement the plan by 9/30/03.
- X Apply for special -purpose voucher 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
- X 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 waitlist, subject to financial feasibility.
- X Apply for special -purpose vouchers targeted to families with disabilities, should they become available and/or continue to designate 15% of 100 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.
- 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)
 - All programs will be affirmatively administered based on the housing needs information provided by the local jurisdiction. Once received, new census data may show a significant change in demographics compared to the 1990 data.

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

[24CFR Part 903.79(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 2002 grants)		
a) Public Housing Operating Fund	*\$2,287,165	
b) Public Housing Capital Fund (711)	\$1,874,867	
c) HOPEVI Revitalization	N/A	
d) HOPEVI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,852,667	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self - Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
Section 8 FSS Funds	\$38,349	Section 8 FSS Coord.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Comp Grant 709	*\$300,356	Public Housing Mod.
Comp Grant 710	*\$1,507,953	Public Housing Mod.
PH DEP 2000 & 2001	*\$391,961	PH Safety
3. Public Housing Dwelling Rental Income		
Based on FYE 9/30/01	\$2,729,178	Public Housing Oper.
4. Other income (list below)		
ROSS -RSDM -2000	\$161,588	Wellness Center -BPM
ROSS -RSDM -2001	\$250,000	Family Self -Suff. Prgm
5. Non -federal sources (list below)		
Total resources	*\$15,349,084	

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

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHA sthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnum bertofofferedaunit:(state number)
- X Whenfamiliesarewithinacertaintimeofbeingofferedaunit:3 -4months
- X Other:(describe)Whenahandicapdesignunitbecomesvacant.

b. Whichnon -income(screening)factorsdoesthePHAusetoeest ablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- X CriminalorDrug -relatedactivity
- X Rentalhistory
- X Housekeeping
- X Other(describe)Abilitytomeetfinancialobligations.

c. XYes No:DoesthePHA requestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. XYes No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreeningpurposes?

e. YesXNo:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- X Community-widelist
- Sub-jurisdictionallists
- X Site-basedwaitinglistsforHanoverandNorthernYorkCounty,effective8/01. In FY 2001, consider ing the feasibility of additional site -based lists for (1) Yoe/Red Lion/ Windsor sites, (2) Glen Rock, and (3) Wrightsville. If determinedfeasible,implement withinthis fiscal year.
- X Other(describe)Incomeranges.

b. Where may interested persons apply for admission to public housing?

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

c. If the PHA plan 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. 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? 3, if determined feasible

3. Yes No: May families be on more than one lists 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 they 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. In 2001, the Authority amended 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 waitlist 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 attend 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 transfer 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 Household that contribute to meeting income goals (broad range of incomes)
- X Household 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 admission 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 points 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 Household that contributes to meeting income goals (broad range of incomes)
- 1 Household that contributes 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:

- X The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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)

- X The PHA - resident lease
- X The PHA's Admissions and (Continued) Occupancy policy
- X PHA briefing seminars or written materials
- X 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
- X Anytime 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)
Codorus Homes Extended PA22 -5a	12	Small development	
Glen Rock/ Windsor PA22-19	9-4 in Glen Rock and 5 in Windsor	Small development sites and location - southern York County	
Fairmont Village PA22-23	25	Small development and (especially location)	
Fielding Way PA22 -33	15	Small development & location	
Ridgefield Court PA22-36	10	Small development	
Red Lion PA22-37	10	Small development, scattered site, and location	

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 PHA admission and Occupancy Policy incorporates 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: A site based wait list was adopted for Northern York County, which includes Fairmont Village, 7/01. In our current 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, if determined feasible, implemented in the new plan year.

- X 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 development 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

X List (any applicable) developments below: Codorus Homes Extended & 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

X List (any applicable) developments below: Fairmont Village PA22 -23; Fielding Way PA22 -33; Ridgely Court PA22 -36; and Red Lion PA22 -37.

B. Section 8

Exemptions: PHA 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 within past 5 years

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

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? If necessary.

d. Yes 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)

- Criminal or drug-related activity
- Other (describe below)
- Name and address of former LL's while in the program, history of previous damage to a unit beyond reasonable wear and tear, whether any previous claims were paid to a landlord and any history of drug trafficking to our knowledge.

(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
- 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 assistance? (select all that apply)

- 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's 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 X 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. X 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

Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandv eterans'families
- X Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofi ncomes)
- X Householdsthatcontributetomeetingincomerequirements(targeting),if necessary
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- X Otherpreference(s)(listbelow)Iftheyareaoneortwo -personfamilywhois elderly,disabledordisplaced,beforeothersinglefamilies.

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“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 (eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbernexttoeach. Thatm eansyoucanuse“1”morethanonce,“2”more thanonce,etc.

DateandTime

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposit ion)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- 1 Workingfamiliesandthoseunabletoworkbecauseofageordis ability
- Veteransandveterans'families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- 1 Householdsthatcontributetomeetingincomerequirements(targeting),if necessary
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes

1 Other preference(s) (list below) A one or two -person family who is elderly, disabled or displaced before others single families.

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

- 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)

- 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)

- The PHA will apply preferences within income tiers if necessary
 Not applicable: the pool of applicant families ensure 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 admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing session 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.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesub -component
4A.

(1)IncomeBasedRentPolicies

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. X Yes ___ 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:

If determined feasible by a study conducted this plan year, the Authority will charge a rent equal to 25% of adjusted income for efficiency units at Broad Park Manor. It should be noted that HUD will not provide additional subsidy to cover reduction in rent collected. The Authority will have to absorb this expense.

d. Which of the discretionary (optional) deductions and/or exclusion 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)

- X 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)

- X 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
- X 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)

NOTE: BY 9/30/02, CEILING RENTS WILL BE REPLACED BY FLAT RENTS.

f. Rentre -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) _____
- X Other (list below)
 - When family composition or income source changes.
 - Tenant option to report income decreases.

g. Yes X 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.)

- X The section 8 rent reasonableness study of comparable housing (Flat Rents will be in place by 9/30/02)
- X Survey of rents listed in local newspaper
- X 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
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- 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)

- 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
- \$1-\$25
- \$26-\$50

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

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

5. Operations and Management

[24CFR Part 903.79(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)

- An organization chart showing the PHA's management structure and organization is attached (pa022a02).
- 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	1368	230
Section 8 Certificates	0	0
Section 8 Mod Rehab	72	10
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mod Rehab SRO		
YMCA	56	30

DutchKitchen FamilyUnificationPgm	50 19	15 5
PublicHousingDrug EliminationProgram (PHDEP)	N/A	N/A
OtherFederal Programs(list individually)		
TurnkeyIII 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 –(Note –Eliminated in current plan year.)

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24CFR Part 903.79(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 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 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 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices 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

[24CFR Part 903.79(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: PHA 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 Form 52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan as Attachment B (pa022b02) in the 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 there)

Note: The Plan must be amended when there is a significant amendment to the scope of work. This Plan defines significant amendments as – Anyone 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 Form 52834.

- a. X 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 C (pa022c02) in the PHA Plan Table Library as the 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.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

- X Yes No: d) Will the PHA be engaging in any mixed -financed 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

[24CFR Part 903.79(h)]

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

1. X 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:	Parkway Homes
1b. Development (project) number:	PA22 -03
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission :	09/30/03
5. Number of units affected:	12 maximum
6. Coverage of action (select one)	X Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2004 b. Projected end date of activity: 2005

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 GUNSHOTS , DRUG ACTIVITY , ETC., ON THAT SITE . THIS BUILDING IS IN NEED OF DEMOLITION, WHICH WILL BE COMPLETED BY 9/30/02.

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

[24CFR Part 903.79(i)]

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

1. 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: (10/01/02)
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 checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Springfield Apartments 1b. Development (project) number: PA22 -17
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 <u>planned for submission</u> : (10/01/02)
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, 75
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stony Brook Manor 1b. Development (project) number: PA22 -18
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 <u>planned for submission</u> : (10/01/02)
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, 100

7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
--

DesignationofPublicHousingActivityDescription
1a.Developmentname:TheFairmont 1b.Development(project)number:PA2 2-16
2.Designationtype: OccupancybyonlytheelderlyX Occupancybyfamilieswithdisabilities <input type="checkbox"/> Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities
3.Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> PlannedapplicationX
4.Datethisdesignationapproved,submitted,orplannedforsubmission:(10/01/02)
5.Ifapproved,willthisdesignationconstitutea(select one) XNewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6.Numberofunitsaffected:minimum,75
7.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenorequiredtocompletethissection.

A.AssessmentsofReasonableRevitalizationPursuanttosection202oftheHUD FY1996HUDAppropriationsAct D

1. YesXNo: HaveanyofthePHA'sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascovers undersection202oftheHUDFY1996HUDAppropriations Act?(If“No”,skipto component11;if“yes”,completeone activitydescriptionforeachidentifieddevelopment,unless eligible to complete streamlined submission. PHAs completingstreamlinedsubmissionsmayskiptocomponent 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"/> Unit addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI revitalization plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirement 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

[24CFR Part 903.79(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 checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (03/31/2003)
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 9/30/03 .

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

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 . Propose d to have in place prior 1/1/03 . Will collaborate with other agencies/programs currently in place for first time homebuyers. -

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support 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)

- X Public housing rent determination policies
- X 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 home ownership option participation
- X Preference/eligibility for section 8 home ownership option participation . In process of developing program. This preference may be implemented. Unsure as of 5/02.
- Other policies (list below)

b. Economic and Social self-sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any program 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)
ROSS – RSDM – Family	50 adults 100 children	Upon Request	Jefferson Center site, with all other YHA sites being able to provide referrals.	Public Housing only

(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	10 (as of 9/30/01)
Section 8	45	30 (as of 9/30/01)

b. X 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 plan 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)

X Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

- X Informing residents of new policy on admission and reexamination
- X Actively notifying residents of new policy at times in addition to admission and reexamination.
- X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

The YHA Board adopted Community Service or Self-Sufficiency Work Activities Policy which was submitted with last year's plan. Since then, HUD has rescinded the requirements and we have informed participants.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(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 – However, due to no PHDEP, this section has been completed.

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)

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

- X Safety and security survey of residents

- X 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
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

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

Parkway Homes and Parkway Homes Extended
 Codorus Homes and Codorus Homes Extended
 Wellington Homes
 Broad Park Manor

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

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

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- X Crime Prevention Through Environmental Design
- X Activities targeted to at -risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- X Other (describe below)
 Computer Lab at the Jefferson Center;
 Drug and Alcohol Counseling;
 Wellness Center at Broad Park Manor

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

Parkway Homes and Parkway Homes Extended
 Codorus Homes and Codorus Homes Extended
 Wellington Homes
 Broad Park Manor

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)

- X 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

- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X Police regularly testify in and otherwise support eviction cases
- X Police regularly meet with the PHA management and residents
- X 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)

Parkway Homes and Parkway Homes Extended
 Codorus Homes and Codorus Homes Extended
 Wellington Homes
 Broad Park Manor

D. Additional information as required by PHDEP/PHD EP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- N/A X Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by his PHA Plan?
- N/A X Yes No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- N/A X Yes No: This PHDEP Plan is Attachment -N/A

14. PET POLICY

[24CFR Part 903.79(n)]

The Authority has adopted a new pet policy to cover units occupied by elderly and families. It conforms to the final pet policy rule .

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(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

[24CFRPart903.79(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

[24CFR Part 903.79(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 (Filename)

X Provided below: Taken directly from the written document submitted to the York Housing Authority on June 12, 2002.

The Resident Advisory Board respectfully submits the following comments concerning the Agency Plan for this year.

“The Members of the Resident Advisory Board were presented a copy of the Housing Authority of the City of York’s “Draft” Agency Plan for the fiscal year beginning 10/1/02. We were provided 30 days to comment, and understand that comments are due by June 14, 2002.

The Resident Advisory met on this, the 12th day of June 2002, and has prepared the following comments for the Housing Authority of the City of York to take into consideration when approving a final Agency Plan.

The RAB is concerned about the provision of housing for non-elderly residents when the Authority is preparing the Designation by Elderly Plan.

The RAB does not like the existing public housing waitlist that requires the applicant to accept a housing offer or go to the bottom of the list. Because of this, the RAB supports the addition of more site-based waitlists.”

The written document (comments) was signed by the following RAB members present at the June 12th meeting:

Justine Boatwright, Patricia Dick, Sherri Miller, Laura Colon, Vandalyn Claiborne, Ana Luttrell, Dale Gress, Margaret Joines.

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. The first comment will be considered when the Elderly Only Designation Plans are prepared. These second comment is in support of the “draft” Plan.

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

Other: (list below)

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

1. Yes 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 No: Was there a 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. She is serving a 5 year term.

3. Description of Resident Election Process

a. Nomination of candidates for placement 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:(listbelow)

4.TheConsolidat edPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

D.OtherInformationRequiredbyHUD

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

NOTE: This is the third year submission for year beginning 10/1/2002.

Attachments

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

- A. YHA Management Organizational Chart (pa022a02)**
- B. FY2002 Capital Fund Program Annual Statement (pa022b02)**
- C. 5- Year Action Plan for Capital Fund 2002 –2006 (pa022c02)**
- D. Performance Report for Capital Fund Program, as of 9/30/01 (pa022d02)**
- E. Progress Report on Agency Plan (Annual Plan) Strategies (pa022e02)**
- F. Assessment of Site Based Waiting List (pa022f02)**
- G. Voluntary Conversion Initial Assessment (pa022g02)**
- H. Deconcentration Analysis of Family Sites (4/1/02) (pa022h02)**
- I. Certifications by Local Jurisdictions (City of York and County of York) of PHA Plans Consistency with the Consolidated Plans (Original will be mailed to HUD Field Office)**

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 Technician

Clerk Typist II

Housing Inspector

Mechanics

Fiscal Assistant

Management Aide

Maintenance Aides

Fiscal Assistant

Laborer/Janitors

County Social Work Supervisor

Clerk Typist II

Resident Init. Coord. (2)

County Case work Supervisor

Activity Assistant

County Caseworker 2 County

Caseworker 1

Administrative Assistant

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: 711 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" 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	210,000			
4	1410 Administration	174,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,000**			
8	1440 Site Acquisition				
9	1450 Site Improvements	88,861			
10	1460 Dwelling Structures	949,639			
11	1465.1 Dwelling Equipment - Nonexpendable	103,000			
12	1470 Non dwelling Structures	10,000			
13	1475 Non dwelling Equipment	35,000			
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	60,233			
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,745,733			
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**

PHAName: York Housing Authority	Grant Type and Number Capital Fund Program Grant No: 711 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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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
 **\$15,000.00 for A/E Design Study for addition to 31 S. Broad St. Office PA22 -12
 ** \$10,000.00 for A/E Design Study for new facades at Wellington Homes PA22 -2

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

PHAName: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 711 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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 Codus Homes	Replace Boilers	1460	48	90,000				
	Replace Concrete Porches	1460		20,000				
	Replace 40ft. curbs	1450		3,700				
	Replace Refrigerators	1465.1		25,000				
	Playground Equipment	1475		25,000				
PA22-2 Wellington Homes	Replace kitchen cabinets & change drain lines	1460	72	180,000				
	Replace Refrigerators	1465.1		30,000				
	Repair Conc. porches	1460		60,000				
	Replace Curbs	1450		5,500				
	Pave parking lots	1450		27,661				
Replace expansion tanks	1460	12,000						
PA22-3 Parkway Homes & Jefferson Center	Site improvements	1450	188	50,000				
	Facade improvements	1460		300,000				
	Replace bath vanities	1460		45,000				
	Cap all dry vents	1460		15,000				
	Jefferson-exterior improvements	1470		10,000				
Jefferson-Security Services	1408	32,000						
PA22-4 Parkway Homes Extension	Install vanities at Cottages	1460	28	5,000				
	Replace vanities in family units	1460		19,875				
	Repair foundation 711 -713 N. Pershing	1460		30,000				
	Replace refrigerators	1465.1		35,000				
	Vinyl wrap postson porches	1460		10,000				
PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E. King.	1460		5,000				
	Replace Boiler Rm. Doors	1460		3,000				
	Security Services	1408		32,000				

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

PHAN Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 711 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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 Scattered Sites	414 W. North - Replace porch	1460		3,000				
	Replace basement steps	1460		1,500				
	Replace windows	1460		5,000				
	30 N. Hartley - Replace bath floor	1460		1,500				
	20 George St. - Reflash Roof	1460		1,500				
	7 Pine St - Install Sump pump	1460		1,000				
	28 N. Main St. - New Porch	1460		5,000				
	Computer Equipment	1475		10,000				
PA22-13 Wrightsville West Manchester	Install PVC Downspouts & longer Splash Blocks	1460	20	10,000				
PA22-16 The Fairmont	New Carpets - all units	1460	75	45,000				
	Card Entry System	1460		5,000				
	Add grab bars - 1 st floor units	1460		5,000				
PA22-17 Springfield Apts.	Card Entry system	1460	75	5,000				
	Handicap toilets 101 - 108	1460		4,000				
	Handicap door openers - upper lobbies	1460		22,764				
PA22-18 Stony Brook	Card Entry System	1460	100	5,000				
PA22-23 Fairmont Village	Replace Bath Vanity Cabs	1460		10,000				
	Replace Bath floors with floor tiles	1460		17,500				
	Replace Refrigerators	1465.1	25	13,000				
	Replace exterior sides (veneer skins) on end of kitchen cabinets	1460		7,000				
	Add Metal fence around dumpster	1450		2,000				

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

PHAName: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 711 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
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	
	HA-Wide							
	Computer Equipment	1475		10,000				
	ADA Accommodations	1460		31,764				
	Appliances	1465.1		103,000				
	Sidewalks, curbs & repave parking lots	1450		36,861				
	Resident Initiatives and Quality of Life Programs	1408		123,000				
	Employee Training	1408		8,000				
	Participate in County Centralized Intake Computer System	1408		10,000				
	Website Design	1408		5,000				

**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

PHAName: York Housing Authority	Grant Type and Number Capital Fund Program No: 711 Replacement Housing Factor No:	Federal FY of Grant: 2002
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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	12/04			12/05			
PA22-2	12/04			12/05			
PA22-3	12/04			12/05			
PA22-4	12/04			12/05			
PA22-5b	12/04			12/05			
PA22-12	12/04			12/05			
PA22-13	12/04			12/05			
PA22-16	12/04			12/05			
PA22-17	12/04			12/05			
PA22-18	12/04			12/05			
PA22-23	12/04			12/05			
HA-wide	12/04			12/05			

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

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName: 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: 71 2 PHAFY:	Work Statement for Year 3 FFY Grant: 71 3 PHAFY:	Work Statement for Year 4 FFY Grant: 71 4 PHAFY:	Work Statement for Year 5 FFY Grant: 71 5 PHAFY:
	Annual Statement				
PA22-1		0	48,800	225,100	300,000
PA22-2		28,000	0	80,100	44,200
PA22-3		210,000	580,000	863,000	575,268
PA22-4		100,000	66,600	0	106,400
PA22-5a		0	37,200	0	0
PA22-5b		430,000	15,000	0	51,365
PA22-12		289,000	21,000	0	18,100
PA22-13		123,000	30,000	0	4,000
PA22-16		0	56,000	0	52,500
PA22-17		0	163,000	75,000	0
PA22-18		95,000	158,500	10,000	26,340
PA22-19		0	22,000	0	44,000
PA22-23		0	15,000	0	50,700
PA22-24		0	0	0	5,000
PA22-33		0	15,000	0	25,500
PA22-36		0	12,000	0	0
PA22-37		0	11,000	0	7,500
CFPFunds Listed for 5 - year planning		1,275,000	1,251,100	1,253,200	1,310,873
Replacement Housing Factor Funds					

*Significant amendment is considered 5% of Annual Grant Amount

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2003</u> FFYGrant:71 2 PHAFY:			ActivitiesforYear: <u>2004</u> FFYGrant:71 3 PHAFY:		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategor ies	Estimated Cost
See	PA22-2 Wellington Homes	BurglarAlarm –Shop2 PlaygroundEquipment	3,000 25,000	PA22-1 CodorusHomes	ReplaceStormDoors RefinishhardwoodFloors	28,800 20,000
	Subtotal		28,000	Subtotal		48,800
Annual	PA22-3 ParkwayHomes	SiteImprovements FaçadeImprovements	35,000 175,000	PA22-3 ParkwayHomes	SiteImprovements FaçadeImprovements 16-1bdmUnits -Paint Newinteriordoors Intercomsystem Replacesewerlineunder111Lincoln Replacesewerlin eonLincolnStreet Endunits -Replacewasherdrainsand addclean -outs	100,000 325,000 12,000 8,000 5,000 15,000 15,000 100,000
	Subtotal		210,000	Subtotal		580,000
Statement	PA22-4 ParkwayHomes Extension	Replacefencing	100,000	PA22-4 ParkwayHomes Extension	Replace172stormdoors	66,600
	Subtotal		100,000	Subtotal		66,600
	PA22-5b BroadPark Manor	InstallSprinklerSystems ReplaceFireAlarmPanel	420,000 10,000	PA22-5a CodorusHomes Ext.	NewRearDoors Repairconcreteporches Replacestormdoors2 4	12,000 14,000 11,200
	Subtotal		430,000	Subtotal		37,200
	PA22-12 ScatteredSites 31S.BroadSt	BuildadditiontoHousingAuthority mainoffice	289,000	PA22-5b BroadPark Manor	Repairconcreteporches(3high -rise bldgs.) 27S.BroadSt. -newburg lalararm panel Landscapefrontof3high -risebldgs.	5,000 5,000 5,000
	Subtotal		289,000	Subtotal		15,000
	PA22-13 Wrightsville WestManchester	Addnewwindowsfor20Units AddlightingatMailboxes –Salem Rd	120,000 3,000	PA22-12 ScatteredSites	3424-3426N.GeorgeStReplaceKit floorsandCabs ReplaceFurnaces	15,000 6,000
	Subtotal		123,000	Subtotal		21,000

PartII:SupportingPages -WorkActivities
Continuedfor200 3&200 4

		2003			2004	
	PA22-18 StonyBrook	ReplaceallACunitsforApts .& Building	95,000	PA22-13 Wrightsville WestManchester	Replacebathfloorswithtile ReplaceSheds	10,000 20,000
	Subtotal		95,000	Subtotal		30,000
				PA22-16 TheFairmont	NewStoves&Refrigerators	56,000
				Subtotal		56,000
				PA22-17 SpringfieldApts.	NewCarpets -allunits NewStoves&Refrigerators Newwallpaper -vestibule&Hall NewBathfloors -Tile	45,000 56,000 12,000 50,000
				Subtotal		163,000
				PA22-18 StonyBrook Manor	Newcarpet -Allunits NewStoves&Refrigerators Replacecarpet incommonareas Caulkbrickjoint	60,000 73,500 20,000 5,000
				Subtotal		158,500
				PA22-19 GlenRock Windsor	22W.MainSt -Replaceshowers& base 35W.MainSt - repointChimney 35W.Main - repointWalls 25ChurchSt. -Rebuildstonewall	5,000 7,000 5,000 5,000
				Subtotal		22,000
				PA22-23 FairmontVillage	NewHotwaterheaters&pans	15,000
				Subtotal		15,000
				PA22-33 Newberry	Repairerosion,addrainage,reseed &addfencealongbank	15,000
				Subtotal		15,000
				PA22-36 WestManchester	Repairerosion,addrainage,reseed &addfencealongbank	12,000
				Subtotal		12,000
				PA22-37 RedLion	HenriettaSt -NewRoof RepairSidewalksasneeded	6,000 5,000
				Subtotal		11,000
				TotalCFPEstimatedCost		1,251,100
			1,275,000			

**Significantamendmentisconsidered5%ofAnnualGrantAmount*

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>2005</u> FFYGrant:71 4 PHAFY:			ActivitiesforYear: <u>2006</u> FFY Grant:71 5 PHAFY:		
Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost
PA22-1 CodorusHomes	ReplaceKitchenCabs&extendcleanouts RepairSoffits&Fascia9buildings	165,000 60,100	PA22-1 CodorusHomes	Replacecopperpipesinboilerroom Replacedomestichotwaterlines RemoveAsbestos	30,000 30,000 240,000
Subtotal		225,100	Subtotal		300,000
PA22-2 WellingtonHomes	Replaceporchroofs&gutters12buildings	80,100	PA22-2 Wellington Homes	72units -Replacevinylbathfloorswithtile, replacesubfloorsasnecessaryandall drum traps. ReplaceBoilers237PattisonStreet	34,200 10,000
Subtotal		80,100	Subtotal		44,200
PA22-3 ParkwayHomes	ReplaceKitCabs&Tops RedoSoffits overstoves Pututilitylinesunderground	560,000 15,000 288,000	PA22-3 ParkwayHomes & JeffersonCenter South3Shop	188units -replaceShutOffValvesatradiators 612FrontStRepairBrickretainerwall& removetree Refrigerators 20units -refinishhardwoodfloors Fencing&gates EncloseACtokeepoutcritters BlacktopentrancetoDbl.Doors AddDoubleGate	59,220 8,825 95,000 24,000 372,975 9,000 5,748 500
Subtotal		863,000	Subtotal		575,268
PA22-17 SpringfieldApts.	Replacewaterheaters&addcirculating systems Reupholsterfurniture&Drapes	65,000 10,000	PA22-4 ParkwayHomes Extension	28 -1bedroomunitsreplaceflooring 28-1bedroomunits -addwallACandfanin bedroomwall	84,000 22,400
Subtotal		75,000	Subtotal		106,400
PA22-18 StonyBrookManor	Reupholsterfurniture&Drapes	10,000	PA22-5b Broadpark Manor	RemovewallpaperatElevatorjambsand paint -allthreebuildings(27areas) Painthallways -all3buildings Replacewhitefloortileon1 st floor -3bldgs Washlineinbathroomsin281units ReplaceBoiler133S.BroadStreet	5,400 28,000 6,750 4,215 7,000
Subtotal		10,000	Subtotal		51,365
			PA22-12 ScatteredSites	Powerwashallsatteredsites 7&9PineSt -relocateWasher&Dryerto basement 28N.MainSt.Yoe -removecarpet&replace kitchentilefloor	14,000 1,000 3,100
			Subtotal		18,100

Part II: Supporting Pages - Work Activities
Continued for 200 5 & 200 6

2005		2006		
		PA22-13 Wrightsville W Manchester	Replace bathroom exhaust fans	4,000
		Subtotal		4,000
		PA22-16 The Fairmont	Approx 60 units - replace exhaust fans in bathrooms Replace concrete in picnic area behind community room Replace 7 tubs with drive in showers in 1 st floor handicap units	12,000 2,000 38,500
		Subtotal		52,500
		PA22-18 Stony Brook	Replace 75 LF of 4' sidewalk at Pleasant Acres road Relocate & upgrade ventilation in hallways New roof AC units	2,340 16,000 8,000
		Subtotal		26,340
		PA22-19 Glen Rock Windsor	Repoint - 25 N. Church St & 135 - 137-139 Hanover Street	44,000
		Subtotal		44,000
		PA22-23 Fairmont Village	25 units - replace all closet, laundry & furnace doors with metal bi - fold doors 5 buildings - replace roof	22,500 28,200
		Subtotal		50,700
		PA22-24 N Beaver Street	Resurface and stripe parking lot	5,000
		Subtotal		5,000
		PA22-33 Fielding Way	Replace all wood railing with PVC railing Replace and/or wrap exterior door jambs with vinyl	15,000 10,500
		Subtotal		25,500
		PA22-37 Red Lion	559 S. Main St - replace Deck 100 Henrietta St. - replace front concrete steps	1,500 6,000
		Subtotal		7,500
Total CFPE Estimated Cost				1,310,873

*Significant amendment is considered 5% of Annual Grant Amount

August 23, 2002

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName: YorkHousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/ HA-Wide	Year1	WorkStatementforYear2 FFYGrant:71 2 PHAFY:	WorkStatementforYear3 FFYGrant:71 3 PHAFY:	WorkStatementforYear4 FFYGrant:71 4 PHAFY:	WorkStatementforYear5 FFYGrant:71 5 PHAFY:
	Annual Statement				
PA22-1		0	48,800	225,100	300,000
PA22-2		28,000	0	80,100	44,200
PA22-3		310,000	580,000	863,000	575,268
PA22-4		0	66,600	0	106,400
PA22-5a		0	37,200	0	0
PA22-5b		430,000	15,000	0	51,365
PA22-12		289,000	21,000	0	18,100
PA22-13		123,000	30,000	0	4,000
PA22-16		0	56,000	0	52,500
PA22-17		0	163,000	75,000	0
PA22-18		95,000	158,500	10,000	26,340
PA22-19		0	22,000	0	44,000
PA22-23		0	15,000	0	50,700
PA22-24		0	0	0	5,000
PA22-33		0	15,000	0	25,500
PA22-36		0	12,000	0	0
PA22-37		0	11,000	0	7,500
CFPFunds Listedfor5 - yearplanning		1,275,000	1,251,100	1,253,200	1,310,873
Replacement HousingFactor Funds					

*Significantamendmentisconsidered5%ofAnnualGrantAmount

CapitalFundProgramFive -YearActionPlan
PartII:Supp ortingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2003</u> FFYGrant:71 2 PHAFY:			ActivitiesforYear: <u>2004</u> FFYGrant:71 3 PHAFY:		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCat egories	Estimated Cost
See	PA22-2 Wellington Homes	BurglarAlarm –Shop2 PlaygroundEquipment	3,000 25,000	PA22-1 CodorusHomes	ReplaceStormDoors RefinishhardwoodFloors	28,800 20,000
	Subtotal		28,000	Subtotal		48,800
Annual	PA22-3 ParkwayHomes	SiteImprovements FaçadeImprovements	75,000 235,000	PA22-3 ParkwayHomes	SiteImprovements FaçadeImprovements 16-1bdrmUnits -Paint Newinteriordoors Intercomsystem Replacesewerlineunder111Lincoln Replacesewerl ineonLincolnStreet Endunits -Replacewasherdrainsand addclean -outs	100,000 325,000 12,000 8,000 5,000 15,000 15,000 100,000
	Subtotal		310,000	Subtotal		580,000
Statement	PA22-5b BroadPark Manor	InstallSprinklerSystems ReplaceFireAlarmPanel	420,000 10,000	PA22-4 ParkwayHomes Extension	Replace172stormdoors	66,600
	Subtotal		430,000	Subtotal		66,600
	PA22-12 ScatteredSites 31S.BroadSt	BuildadditiontoHousingAuthority mainoffice	289,000	PA22-5a CodorusHomes Ext.	NewRearDoor s Repairconcreteporches Replacestormdoors24	12,000 14,000 11,200
	Subtotal		289,000	Subtotal		37,200
	PA22-13 Wrightsville WestManchester	Addnewwindowsfor20Units AddlightingatMailboxes –Salem Rd	120,000 3,000	PA22-5b BroadPark Manor	Repairconcreteporches(3high -rise bldgs.) 27S.BroadSt. -newburglaralarm panel Landscapefrontof3high -risebldgs.	5,000 5,000 5,000
	Subtotal		123,000	Subtotal		15,000
	PA22-18 StonyBrook	ReplaceallACunitsforApts.& Building	95,000	PA22-12 ScatteredSites	3424-3426N.GeorgeStReplaceKit floorsandCabs ReplaceFurnaces	15,000 6,000
	Subtotal		95,000	Subtotal		21,000

PartII:SupportingPages -WorkActivities
Continuedfor200 3&200 4

		2003			2004	
				PA22-13 Wrightsville WestManchester	Replacebathfloorswithtile ReplaceSheds	10,000 20,000
				Subtotal		30,000
				PA22-16 TheFairmont	NewStoves&Refrigerators	56,000
				Subtotal		56,000
				PA22-17 SpringfieldApts.	NewCarpets -allunits NewStoves&Refrigerators Newwallpaper-vestibule&Hall NewBathfloors -Tile	45,000 56,000 12,000 50,000
				Subtotal		163,000
				PA22-18 StonyBrook Manor	Newcarpet -Allunits NewStoves&Refrigerators Replacecarpetincommonareas Caulkbrickjoint	60,000 73,500 20,000 5,000
				Subtotal		158,500
				PA22-19 GlenRock Windsor	22W.MainSt -Replaceshowers& base 35W.MainSt - repointChimney 35W.Main - repointWalls 25ChurchSt. -Rebuildstonewall	5,000 7,000 5,000 5,000
				Subtotal		22,000
				PA22-23 FairmontVillage	NewHotwaterheaters&pans	15,000
				Subtotal		15,000
				PA22-33 Newberry	Repairerosion,adddrainage,reseed &addfencealongbank	15,000
				Subtotal		15,000
				PA22-36 WestManchester	Repairerosion,adddrainage,reseed &addfencealongbank	12,000
				Subtotal		12,000
				PA22-37 RedLion	HenriettaSt -NewRoof RepairSidewalksasneeded	6,000 5,000
				Subtotal		11,000
				TotalCFPEstimatedCost		1,251,100

*Significantamendmentisconsidered5%ofAnnualGrantAmount

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: <u>2005</u> FFYGrant:71 4 PHAFY:			ActivitiesforYear: <u>2006</u> FFYGrant:71 5 PHAFY:		
Development Name/Number	MajorWorkCategor ies	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost
PA22-1 CodorusHomes	ReplaceKitchenCabs&extendcleanouts RepairSoffits&Fascia9buildings	165,000 60,100	PA22-1 CodorusHomes	Replacecopperpipesinboilerroom Replacedomestichotwaterlines RemoveAsbestos	30,000 30,000 240,000
Subtotal		225,100	Subtotal		300,000
PA22-2 WellingtonHomes	Replaceporchroofs&gutters12buildings	80,100	PA22-2 Wellington Homes	72units -Replacevinylbathfloorswithtile, replace subfloorsasnecessaryandall drum traps. ReplaceBoilers237PattisonStreet	34,200 10,000
Subtotal		80,100	Subtotal		44,200
PA22-3 ParkwayHomes	ReplaceKitCabs&Tops RedoSoffitsoverstoves Pututilitylinesunderground	560,000 15,000 288,000	PA22-3 ParkwayHomes & JeffersonCenter South3Shop	188units -replaceShutOffValvesatradiators 612FrontStRepairBrickretainerwall& removetree Refrigerators 20units -refinishhardwoodfloors Fencing&gates EncloseACtokeepoutcritters BlacktopentrancetoDbl.Doors AddDoubleGate	59,220 8,825 95,000 24,000 372,975 9,000 5,748 500
Subtotal		863,000	Subtotal		575,268
PA22-17 SpringfieldApts.	Replacewaterheaters&addcirculating systems Reupholsterfurniture&Drapes	65,000 10,000	PA22-4 ParkwayHomes Extension	28 -1bedroomunitsreplaceflooring 28-1bedroomunits -addwallACandfanin bedroomwall	84,000 22,400
Subtotal		75,000	Subtotal		106,400
PA22-18 StonyBrookManor	Reupholsterfurniture&Drapes	10,000	PA22-5b Broadpark Manor	RemovewallpaperatElevatorjamsand paint -allthreebuildings(27areas) Painthallways -all3buildings Replacewhitefloortileon1 st floor -3bldgs Washlineinbathroomsin281units ReplaceBoiler133S.BroadStreet	5,400 28,000 6,750 4,215 7,000
Subtotal		10,000	Subtotal		51,365
			PA22-12 ScatteredSites	Powerwashallscatteredsites 7&9PineSt -relocateWasher&Dryerto basement 28N.MainSt.Yoe -removecarpet&replace kitchentilefloor	14,000 1,000 3,100
			Subtotal		18,100

Part II: Supporting Pages - Work Activities
Continued for 200 5 & 200 6

2005		2006		
		PA22-13 Wrightsville W Manchester	Replace bathroom exhaust fans	4,000
		Subtotal		4,000
		PA22-16 The Fairmont	Approx 60 units - replace exhaust fans in bathrooms Replace concrete in picnic area behind community room Replace 7 tubs with drive in showers in 1 st floor handicap units	12,000 2,000 38,500
		Subtotal		52,500
		PA22-18 Stony Brook	Replace 75 LF of 4' sidewalk at Pleasant Acres road Relocate & upgrade ventilation in hallways New roof AC units	2,340 16,000 8,000
		Subtotal		26,340
		PA22-19 Glen Rock Windsor	Repoint - 25 N. Church St & 135 - 137-139 Hanover Street	44,000
		Subtotal		44,000
		PA22-23 Fairmont Village	25 units - replace all closet, laundry & furnace doors with metal bi - fold doors 5 buildings - replace roof	22,500 28,200
		Subtotal		50,700
		PA22-24 N Beaver Street	Resurface and stripe parking lot	5,000
		Subtotal		5,000
		PA22-33 Fielding Way	Replace all wood railing with PVC railing Replace and/or wrap exterior door jambs with vinyl	15,000 10,500
		Subtotal		25,500
		PA22-37 Red Lion	559 S. Main St - replace Deck 100 Henrietta St. - replace front concrete steps	1,500 6,000
		Subtotal		7,500
Total CFP Estimated Cost				
		\$1,253,200		1,310,873

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

August 23, 2002

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

PHAName: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: 09/30/01
 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	179,262	179,262	101,310
4	1410 Administration	150,000	151,270	151,270	151,270
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	70,000	66,186	66,186	66,034
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	154,800	103,594	103,594	84,094
10	1460 Dwelling Structures	866,700	993,160	993,160	839,040
11	1465.1 Dwelling Equipment — Nonexpendable	20,000	22,064	22,064	0
12	1470 Non Dwelling Structures - Pull down from 709	0	6,600	6,600	6,600
13	1475 Non Dwelling Equipment	10,000	7,902	7,902	7,841
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

Annual Statement/Performance and Evaluation Report
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	58,538	0	0	0
21	Amount of Annual Grant: (sum of lines 20-26)	1,530,038	1,530,038	1,530,038	1,256,189
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	2,819	2,819	2,819
24	Amount of line 21 Related to Security – Soft Costs	41,000	42,441	42,441	42,441
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	64,254	64,254	64,254	All Work Complete unless otherwise noted Needs punched
PA22-2	Install heat detectors in Boiler Rms	1460		3,000	4,340	4,340	4,340	
	Replaces splash blocks w/36"	1460		7,200	0	0	0	
PA22-3	Replaces splash block w/36"	1460		18,000	2,275	2,275	2,275	
	Repair front & back concrete porches	1460		54,000	0	0	0	Part of Façade Improvements
	Pour Sidewalk along Lincoln Street	1450		4,800	12,449	12,449	12,449	
	Site Improvements	1450		150,000	21,500	21,500	2,000	
	Façade Improvements	1460		150,000	331,240	331,240	308,093	
	Termite Treatments	1460		70,000	0	0	0	Moved to later phase
PA22-4	Repair/Replace Concrete Porches	1460		25,000	29,467	29,467	13,567	
	Rebuild chimney caps & repoint brick	1460		15,000	10,640	10,640	10,640	
	Install Splash Blocks	1460		0	600	600	600	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: 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	
	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	
	504 ADA accommodations as needed	1460		2,000	0	0	0	
	Pull down from 709 - Add Emergency Cords & Fans	1460			53,075	53,075	25,300	
	Pull down from 709 - Elec. work on AC	1470			6,600	6,600	6,600	
PA22-12	Replace roof on side porch 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	
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	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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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	
	ReplaceroofatFultonSt,Hanover	1460		0	2,800	2,800	2,800	AllWork Completeunless otherwisenoted Sub.forNorthSt
	ComputerEquipmentAuthority – Wide	1475		10,000	7,902	7,902	7,841	
PA22-16	504ADA Accommodations as needed	1460		2,000	2,819	2,819	2,819	
PA22-17	504ADA Accommodations as needed	1460		2,000	0	0	0	
PA22-18	504ADA Accommodations as needed	1460		2,000	0	0	0	
PA22-23	StormcollarsonFurnaceVents	1460		3,500	0	0	0	Notnecessary
	InsulateWaterPipeonOutside	1460		1,000	0	0	0	****
	PowerWashSiding	1460		2,500	3,000	3,000	0	
	SealBayWindows	1460		3,500	0	0	0	R eplaced
	Repair/ReplaceVinylSiding	1460		8,500	0	0	0	
	ReplaceStoves	1465		10,000	12,064	12,064	0	

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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	
	Replace Refrigerators	1465		10,000	10,000	10,000	0	
	Pulldowns from 2003							
	New Shed Door and Siding	1460		0	22,125	22,125	6,375	
	New Storm Doors	1460		0	24,850	24,850	0	
	Repair Driveway	1460		0	38,325	38,325	1,060	
	Replace Windows	1460		0	111,732	111,732	105,300	
Admin	Not to exceed 10% of Grant	1410		150,000	151,270	151,270	151,270	
Fees/Costs	Architect/Engineer	1430		70,000	66,186	66,186	66,034	
Contingency	Not to exceed 8% of Grant	1502		58,538	0	0	0	
Management	Resident Initiatives & Quality of Life Programs	1408		115,000	114,898	114,898	36,946	
	Security Services at BPM & Jefferson	1408		41,000	42,441	42,441	42,441	
	Home Skills & Budget Counseling	1408		3,000	0	0	0	
	Computer Training	1408		5,000	5,448	5,448	5,448	

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

PHAName: 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	
	Occupancy/Mgmt Handbook	1408		6,500	0	0	0	
	Supervisory Training	1408		2,000	2,882	2,882	2,882	
	Ongoing Employee Training	1408		7,500	13,593	13,593	13,593	
	Reduce Unit Turnaround Time	1408		5,000	0	0	0	
	Agency Plan Preparation/Updates	1408		15,000	0	0	0	

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

PHAName:Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor or Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
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 Performance and Evaluation Report for Period Ending: 09/30/01
 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	19,976	19,976
4	1410 Administration	180,000	180,000	180,000	147,208
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	100,000	42,833	27,631
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	221,000	221,000	224,835	4,000
10	1460 Dwelling Structures	948,700	948,700	559,315	0
11	1465.1 Dwelling Equipment — Nonexpendable	27,000	27,000	25,964	25,964
12	1470 Non Dwelling Structures	36,000	36,000	7,931	5,581
13	1475 Non Dwelling Equipment	13,000	13,000	1,729	1,729
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

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

PHAName: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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 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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 20 - 20)	1,837,671	1,837,671	1,062,583	232,089
22	Amount of line 21 Related to LBP Activities	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	15,597	15,597
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

PHAName: 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	
PA22-1	Pulldown Grant 710 - Handrails	1450				13,860	0	
PA22-2	Replace Storm Doors	1460		43,200	43,200	75,600	0	Under
	Replace Fences	1450		35,000	35,000	140,250	0	Contract
PA22-3	Site Improvements	1450		30,000	30,000	0	0	Under Const.
	Exterior Improvements	1460		270,000	270,000	348,315	0	****
	Replace Fences	1450		65,000	65,000	0	0	Moved to later phase
PA22-4	Replace Fences	1450		50,000	50,000	0	0	Moved to later phase
PA22-5B	Replace windows 440 bldg	1460		392,000	392,000	0	0	Under Const.
	Emergency pull cords in LR	1460		55,000	55,000	0	0	****
	Carpet basement Community Rm	1460		10,500	10,500	0	0	****
	Replaced drapes in basement Comm Rms	1460		1,000	1,000	0	0	Under

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

PHAName: 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	
	Reupholster chairs in Community Rms	1460		4,500	4,500	0	0	Design
	Paint Laundry Rooms	1460		1,000	1,000	3,000	0	Under Const.
	Move fans from LR to Bedroom	1460		42,000	42,000	0	0	“““
	Replace 16 showers in 449E King	1460		80,000	80,000	75,000	0	Under Contract

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

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
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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 handrails	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	4,000	4,000	Under Const.
	Carpet	1470		10,000	10,000	2,350	0	****
	Replace A/C Unit	1470		15,000	15,000	5,581	5,581	Completed
PA22-12	Computer Equipment	1475		10,000	10,000	1,729	1,729	
PA22-13	Replace Storm Doors	1460		12,000	12,000	15,900	0	Under Contract
	Sand/Paint Trim	1460		5,000	5,000	4,000	0	****
	Power Wash Siding	1460		2,500	2,500	2,500	0	****
PA22-16	Resurface Parking Area	1450		20,000	20,000	33,500	0	****
PA22-17	Carpet Halls	1460		20,000	20,000	35,000	0	****

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PHAName: 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	
PA22-18	Resurface Parking Areas Add Handicap Spaces	1450		20,000	20,000	33,225	0	****

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PHAN 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	25,964	25,964	
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	15,597	15,597	
	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	0	0	
	Ongoing Employee Training	1408		10,000	10,000	4,379	4,379	
	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	

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 Non Dwelling Structures	220,000			
13	1475 Non Dwelling 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

PHAName: 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**

PHAName: 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				
	Facade improvements	1460		270,000				
	Playground Equipment	1475		25,000				
	Repoint 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 camera 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	1475		35,000				
	Remodel Office - 31 S. Broad	1470		170,000				

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

PHAName: 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 Timersw/Alarmsto rearddoors	1460 1460	75	20,000 1,000				
PA22-17 Springfield Apts.	Re-pave parking lot Add Timersw/Alarmsto rearddoors Replace landscapetimbers	1450 1460 1450		30,000 1,000 2,000				
PA22-18 Stony Brook Manor	Cut vents from Liv. Rm. to bedrooms Add Timersw/Alarmsto rearddoors	1460 1460	100	25,000 1,000				
PA22-19 Glen Rock Windsor	Replacesidewalksasneeded 35W.MainSt -Rebuildroundwindows. 25N.ChurchSt -replaceroof 25N.ChurchSt -removetree	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**

PHAName: 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

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

As of September 30, 2001

Plan(5yr or Annual)	Strategy(Summary)	Progress 10/1/00 to 9/30/01
5	Expand Supply of Assisted Housing	<ul style="list-style-type: none"> ▪ Received 100 Housing Choice Vouchers ▪ Began development process to create 60 town homes in Dover Township (bought site, applied for Tax Credits & other funding. ▪ Working to create 24 homes for first time homebuyers -acquired site, received FHLB funding. ▪ 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%) ▪ Scored 78% 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 9/30/01 was 98% - Goal was 97% ▪ Section 8 Lease -up is rising, considering additional units ▪ Monitored need to demolish Codorus by completing a land elevation survey of site. Engineer is scheduled to review survey. ▪ 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 ▪ Implemented Public Housing Site -Based Wait lists for northern York County and Hanover sites -7/01

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 (as of 4/02) – 6 developments above or below the 85% -115% of average range. All very small developments. ▪ Use Income Ranges for PH ▪ Conducted Physical Inspections in accordance with new guidelines ▪ Complete Modernization improvements according to Capital Fund Plan – On Schedule. ▪ Did not complete development of plant to designate elderly only housing by 9/30/01. Plan to be completed and submitted to HUD by 10/02. ▪ Continually collaborate with other agencies/providers to improve quality of life for residents. ▪ Transferred 5 families due to over or under housed. (Goal was 5.) Working on accommodations for health reasons.
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 ▪ Continued 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 offline. ▪ Unable to reduce the PH unit turn-time. Have put new initiatives in place to do so; however, issues such as location of housing offer continue to increase days, thereby increasing the average. (Note – Turn-time reduced significantly the first quarter of 2002.) ▪ Increased Section 8 Lease -uprate. ▪ To date, have transferred 5 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 town homes 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. – Development Plans approved, drawings complete. ▪ Received the 100 Section 8 HC Vouchers after 10/1/00. Began leasing, with majority leased by 9/01. However, unable to keep up with turnaround vouchers. Improving. ▪ 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 – closet 85% ▪ Exceed the 75% level required for Section 8, by 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. (Note – HUD eliminated 10/01.)
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 (HUD eliminated 10/01.)
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. Hoping to do by 10/02 ▪ Provide services of Service Coordinator in elderly/disabled high - rises. ▪ Applied for and received ROSS funds to create a wellness center in Broad Park Manor. Student Nurses in place in collaborative effort with York College.
Annual	Target available assistance to families with disabilities	<ul style="list-style-type: none"> ▪ Provided accommodations as needed to residents of public housing, subject to financial feasibility. ▪ Of the 100 vouchers received this year, 15% were targeted to persons with disabilities.
Annual	Conduct activities to affirmatively further fair housing	<ul style="list-style-type: none"> ▪ See above

Assessment of Site -Based Waiting List Development Demographic Characteristics

Development Information	Date Initiated	Initial mix of Racial and Disability Demographics	Current mix of Racial and Disability Demographics Since Initiation	Percent changes between initial and current mix of Racial and Disability Demographics
#1 Northern York Co.	07/23/01	48 White (74%) 16 Black (25%) 1 Other (1%) 14 Disabled (22%)	66 White (85%) 11 Black (14%) 1 Asian (1%) 11 Disabled (14%)	White +11% Black -9% Disabled -8%
#4 South West York Co.	07/23/01	34 White (79%) 7 Black (16%) 2 Other (5%) 5 Disabled (12%)	70 White (83%) 14 Black (17%) 9 Disabled (11%)	White +4% Black +1% Other -5% Disabled -1%

Voluntary Conversion Initial Assessment

(a) Project #	(b) Development	© Assessment Required Y/N	(d) Not More Expensive Than Public Housing		(e) Benefits Residents of Site/ Community	(f) Will Not Adversely affect Availability of Affordable Housing	(g) Conversion Appropriate (A) or Inappropriate (I) (Must have yes in columns (d), (e) & (f))
			Ave PH Cost	Y/N			
1	Codorus Homes	Y	\$440	N	?	No	No
2	Wellington	Y	\$395	N	?	No	No
3	Parkway	Y	\$380	N	?	No	No
4	Parkway Extended	Y	\$395	N	?	No	No
5a	Codorus Extended	Y	\$516	N	?	No	No
5b	Broad Park Manor	N					n/a
12	Scattered Sites	Y	\$472	N	?	No	No
13	WMT/Wrightsville	Y	\$374	N	?	No	No
16	The Fairmont	N					n/a
17	Springfield Apts.	N					n/a
18	Stony Brook Manor	N					n/a
19	Glen Rock/Windsor	Y	\$485	N	?	No	No
23	Fairmont Village	Y	\$500	N	?	No	No
24	N. George Street	Y	\$421	N	?	No	No
33	Fielding Way	Y	\$578	N	?	No	No
36	Ridgefield Court	Y	\$403	N	?	No	No
37	Red Lion	Y	\$454	N	?	No	No

Factors considered for determining the units are inappropriate for conversion include the Public Housing vacancy rate of less than 2%, the many units that are not metered separately for utilities, the lack of long term commitment to providing affordable housing, and the current cost for operating public housing and conducting capital improvements is significantly under the fair market rent. There are pros and cons of public housing and for Section 8. Some residents leave PH for Sec 8 and transfer back to PH.

Deconcentration Analysis of Family Sites Dated 4/ 01/02

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	530	2.6	\$12,198	100%	0%	\$10,747	100%	0%
Codorus,201	46	2.5	12,065	99%	- 1%	\$10,677	99%	-1%
Wellington,202	72	2.5	13,348	109%	+9%	\$11,918	111%	+11%
Parkway,203	182	2.4	10,661	87%	-1 3%	\$9,692	90%	-10%
Parkway Extended,204	85	2.3	11,331	93%	- 7%	\$10,301	96%	-4%
Scattered Site,212	41	2.5	12,885	106%	+ 6%	\$11,504	107%	+7%
W.Man.Twp/Wrightsville,213	20	2.5	10,387	85%	-15%	\$9,192	88%	-12%
Codorus Extended,215	11	5.0	13,831	113%	+13%	\$8,591	80%	-20%
GlenRock/Windsor,219	9	3.0	10,866	89%	- 11%	\$8,693	81%	-19%
Fairmont Village,223	24	2.6	15,811	130%	+30%	\$13,749	128%	+28%
N.Beaver Street,224	6	3.0	13,593	124%	+24%	\$10,874	101%	+1%
Fielding Way,233	14	3.0	16,789	138%	+38%	\$13,431	125%	+25%
Ridgefield Court,236	10	3.0	18,195	149%	+49%	\$14,556	135%	+35%
Red Lion,237	10	3.0	18,173	149%	+49%	\$14,538	135%	+35%

Notes:

- (1) Codorus Extended,215 -Only 2 applicants on the waitlist, 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%=\$ 9,135 and 115%=\$1 2,359. 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.