

U.S.DepartmentofHousingandUrbanDevelopment  
OfficeofPublicandIndianHousing

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# PHA Plans

5 Year Plan for Fiscal Years 2000 – 2004  
(2003-2007 for Capital Fund)

Annual Plan for Fiscal Year 10/1/03 – 9/30/04

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

**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
- 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
- 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
- PHA development management offices
- Other (list below)

**NOTE: This is the 4<sup>th</sup> year submission – 2003.**

**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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs 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 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: (list; e.g., public housing finance; voucher unit inspections)
  - 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 - including Computer Mainframe software.
  - 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.

- ContinuetoimplementexistingTurnkeyIIIHomeownershipprogram, revisingsaidprograminaccordancewithHUDguidelinestoincrease sales.Sell10homesby9/30/04.
- X Implementpublichousing site -basedwaitinglists ,ifandwhere determinedfeasible.
- X Convertpublichousingtovouchers,ifdeterminedappropriate.
- Other:(listbelow)

**HUDStrategicGoal:Improvecommunityquality oflifeandeconomicvitality**

- X PHAGoal:Provideanimprovedlivingenvironment  
Objectives:
  - X Implementmeasures tode -concentratepovertybybringinghigherincome publichousinghouseholdsin tolowerincomedevelopments: increase numberofhigheri ncomepublichouseholdsby10%oftheexistinglevel.
  - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments,ifany.
  - X Implementpublichousingsecurityimprovements:
    - Monitorallsitesonanongoingbasisforneededphysicalsecurity improvements.
    - Completeimprovements,subjecttofundingavailability.
    - Providecontractpoliceandsecurityservicepatrolsofsitesdetermined tobeatrisk.
    - Improvecompliancebyresidentst onotbreaksecuritybreaches.
  - X Designateddevelopmentsorbuildingsforparticularresidentgroups (elderly, personswithdisabilities) :reviewfeasibilityby9/30/01; implementinaccordancewithfeasibilityby9/30/03.
  - X Other:(listbelow)
    - Applyforrental 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 ourpublichousingdevelopments.
    - Worktoincreasethenumberoftransfersofpublichousingresidentsto accommodate household size: Increase annual transfers by at least 5 peryearoverthefirst3yearsofthe5 -yearperiod.

**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)**

None

**AnnualPHAPlan**  
**PHAFiscalYear2000**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

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

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79 (b)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypoliciesofthePHAthat are includedintheAnnualPlan.

Notapplicable.

**iii. AnnualPlanTableofContents**

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan, includingattachments,andalistofsupportingdocuments availableforpublicinspection.

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**Attachments**

Indicate which attachments are provided by selecting a box 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. FY2003 Capital Fund program Annual Statement
- C. FY2003-07 Capital Fund Program 5 -Year Plan
- D. Capital Fund performance Report for Period Ending March 31, 2003
- E. Performance Report on Strategies in FY2001 Annual Plan (10/1/01 -9/30/02)
- F. Assessment of Site Based Waiting List
- G. Voluntary Conversion Initial Assessment (same as last year)
- H. Deconcentration Analysis of Family Sites effective 4/03
- I. Certifications by Local Jurisdictions (submit with final submission)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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	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 jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (A I)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
X	Schedule of flat rents offered at each public housing development <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 year	Annual Plan: Capital Needs
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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

<b>Housing Needs of Families in the Jurisdiction (YORK CITY, only) by Family Type</b>							
Family Type	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% of AMI	2,815	4	4	5	3	5	3
Income > 50% but < 80% of AMI	3,646	2	5	4	3	4	3
Elderly	4,574	5	3	2	4	1	4
Families with Disabilities	N/A	N/A	N/A	5	5	N/A	4
Race/Ethnicity All	17,054						
Race/Ethnicity *	13,350						
Race/Ethnicity **	2,886						
Race/Ethnicity ***	710						

\*White Non-Hispanic Households

\*\*Black Non-Hispanic Households

\*\*\*Hispanic Households

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

- 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: \_\_\_\_\_

- Othersources:(listandindicateyear ofinformation)  
 HUDCommunity20201997Estimates2002+2007projections

<b>HousingNeedsofFamiliesintheJurisdiction (YORKCOUNTY,exclusiveofYorkCity)byFamilyType</b>							
FamilyType	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income<=30% ofAMI	2,723*	5	4	4	1	2	5
Income>30%but <=50%ofAMI	3,189*	5	4	4	1	3	4
Income>50%but <80%ofAMI	6,572*	5	4	4	1	3	4
Elderly	5,506	5	4	4	3	2	3
Familieswith Disabilities	N/A	5	5	4	5	2	3
Race/Ethnicity* 1	417	5	4	4	1	3	4
Race/Ethnicity* 2	191	5	4	4	1	3	4
Race/Ethnicity* 3	129	5	4	4	1	3	4
Race/Ethnicity* 4	169	5	4	4	1	3	4

\*DoesnotincludeElderly

\*1Blacks

\*2Asian/PacificIsl.

\*3AmericanInd/Other

\*4HispanicOrigin

\*\*YorkCountyConsolidatedPlanforFY2001 -2004states thattheCountyisNOTAWAREofany evidenceindicatingthataparticularrace/ethnicgroup hasadisport ionategreaterhousingneedthan the generalpopulation.

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?( Checkallthat apply;allmaterialsmustbemadeavailableforpublicinspection.)

- X ConsolidatedPlanoftheJurisdiction/s  
 Indicateyear: 2000 -2004
- U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”) dataset
- AmericanHousingSurveydata  
 Indicateyear:
- Otherhousingmarketstudy  
 Indicateyear:
- X Othersources:(listandindicateyearofinformation)  
 HUDCommunity20201997Estimates 2002+2007projections

<b>Housing Need of Families in the Jurisdiction (CITY AND COUNTY DATA) by Family Type</b>							
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 Needsof FamiliesonthePublicHousingandSection8 Tenant-BasedAssistance WaitingLists

State the housing needsof thefamiliesonthePHA'swaitinglist/s .Completeonetableforeachtypeof  
**PHA-widewaitinglistadministeredbythePHA.** PHAsmayprovideseperatetablesforsite -basedor  
 sub-jurisdictionalpublichousingwa itinglistsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> <b>Section8 T enant-Based Assistance</b> (Asof4/2003)			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPub licHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional)			
Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	2024		
Extremelylow income<=30%AMI	1589	78.5%	
Verylowincome (>30%but<=50% AMI)	428	21.2%	
Lowincome (>50%but<80% AMI)	7	0.3%	
Familieswith children	1038	51.3%	
Elderlyfamilies	153	7.6%	
Familieswith Disabilities	Unknown		
Race/ethnicity- Hispanic	457	23.6%	
Race/ethnicity- Black	563	29.1%	
Race/ethnicity- Asian	2	0.1%	
Race/ethnicity- Indian	1	0.7%	
Race/ethnicity- White	1535	70%	



Race/ethnicityWhite	1078	71.3%	
Race/ethnicityBlack	432	28.6%	
Race/ethnicityInd.	0	0.0%	
Race/ethnicityAsian	2	0.1%	
Characteristicsby BedroomSize(Public HousingOnly)			
1BR	493	36.1%	
2BR	511	37.4%	
3BR	308	22.6%	
4BR	48	3.5%	
5BR	5	0.4%	
5+BR	-		
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#of      months)?			
DoesthePHAexpecttoreopenhelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA’sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency’sreasonsforchoosing thisstrategy.

#### (1)Strategies

#### **Need:Shortageofaffordablehousingforalleligiblepopulations**

#### **Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanceandmanag ementpolicies tominimizethenumber ofpublichousingunitsoff -line. Include review/amendmentofTenantAccounts Receivable (TAR) Policy to improve repayment of debt owed the Authority – establishaminimummonthlypaymentof\$15forrepaymentofspeci alcharges.
- Reduceturnovertimeforvacatedpublichousingunits –ReduceAverageto,at minimum,27days(5yeargoalis30days –HUDproposestobemorerestrict.)
- Maintainor Reducetimetorenovatepublichousingunits
- Seekrepl acementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunits losttotheinventorythroughS ection8 replacementhousingresources

- X Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the County of York.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program -N/A Owner Screens.
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other (list below)
  - Administer a minimum of 5 public housing transfers to accommodate household size during this period if 5 were not completed during 10/1/02 - 9/30/03. If met, complete 3.
  - Increase Section 8 lease -uprate for tenant -based housing choice vouchers to an average of 98% 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 landlord withdrawals 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 9/30/03, in FY 2003 -04, 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.
  - Apply for Section 8 vouchers, if available, for use with the YHA Designation Plan for Elderly Only and Non -Elderly Only Populations being submitted to HUD by 8/30/03 for approval.

**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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (Current requirement is 40% of those newly housed.)
- Exceed 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.
- 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.
- Adopt rent policies to support and encourage work
- Other: (list below)
  - If determined feasible, prepare an RFP for Project Basing of 25 Section 8 vouchers to be used with developments applying for County/City HOMES funds and PA Low Income Housing Tax Credits to insure affordable housing for persons at or below 30% of median income. Preference will be given to those developments approved by the City and/or County for HOMES funds.
  - Subject to funding availability, continue to provide services to assist the residents move toward self-sufficiency.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working (Broad Range of Income Policy) – while at the same time, realizing the need to consider de-concentration of incomes above 115% and below 85% of the average income for public housing.
- Adopt rent policies to support and encourage work
- Other: (list below)
  - Subject to funding availability, continue to provide services to assist the residents move toward self-sufficiency.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- The Authority proposes to submit an Elderly Only Designation Plan by 8/03. If approved by HUD, begin implementing the plan by 1/04, with relocation offers to existing resident staying place over the next 5 years, if financially feasible.
- Apply for special -purpose vouchers targeted to the elderly, should they become available, if the special -purpose meets the needs and does not interfere with our ability to lease our current public housing efficiency and one -bedroom units.
- Other: (list below)
  - If the Elderly Only Designation Plan is approved by HUD, set aside 20 Section 8 Housing Choice Vouchers to offer existing non -elderly disabled public housing residents affected by the Plan, subject to technical assistance being available from support agencies to help the resident move.

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing and the needs of those at the top of our Public Housing waitlist, subject to financial feasibility.
- 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.
- 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 show to have disproportionate housing needs
- Other:(list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- 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
- 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)**

**(2) Reasons for Selecting Strategies**

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$2,363,486	Based on FY 2004 HUD 527723 at 100% funding
b) Public Housing Capital Fund	\$1,745,733	Based on FY 2002 Capital Fund
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	\$6,568,980	Projected base don concurrent knowledge
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self - Sufficiency Grants	\$28,640 \$66,667 \$50,000	1 year Serv. Coord. Grant 1 yr of 3 yr RSDM Grant 1 yr of 3 yr NN Grant
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Section 8 FSS Coordinator	\$38,732	Sec 8 FSS Coordinator
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Capital Fund 2002 (711)	\$1,514,817	Public Housing Mod.
Capital Fund 2001 (710)	\$123,579	Public Housing Mod.
PH DEP 2001	\$71,907	Public Housing Safety
<b>3. Public Housing Dwelling Rental Income</b>	\$2,861,908	Based on FY 2004 projected average monthly rental income per unit. Use toward PH operations.
<b>4. Other income (list below)</b>		
ROSS RSDM 2000	\$141,302	Wellness Center at BPM
ROSS RSDM 2001	\$116,684	Family Self -Sufficiency Program for PH residents
<b>4. Non -federal sources (list below)</b>		
<b>Total resources</b>	<b>\$15,692,435</b>	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAthatdonotadministerpublichousinga renotrequiredto completesubcomponent3A.

##### **(1)Eligibility**

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthat apply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumb er)
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(3 -4months )
- Other:(describe) Whenahandicapdesignunitbecomesvacant.

b. Whichnon -income(screening)factorsdoesthePHAusetoestablishelig ibilityfor admissiontopublichousing(selectallthatapply)?

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

c.  Yes  No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d.  Yes  No:DoesthePHArequestcriminalrecordsfromStatelawenf orcement agenciesforscreeningpurposes?

e.  Yes  No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC - authorizedsource) – Note:currentlyintheproce ssofsettingup thisprocedure.

##### **(2)WaitingListOrganization**

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists
- Site-based waiting lists for Hanover and Northern York County, effective 8/01. If determined feasible, implement additional site -based lists for (1) Yoe/Red Lion/Windsorsites,(2)GlenRock,and(3)Wrightsville.
- Other(describe) Incomeranges.

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
- PHAdevelopmentssitemanagementoffice
- Other(listbelow)

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 list simultaneously?  
If yes, how many lists? One (1) "site-based" list and one 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 wait list that are extended a housing offer and refuse the offer, will be removed from the Site Based Waiting List, #3 under the same section will be amended to add the following (in bold):

If the dwelling unit **on the general occupancy wait list** is rejected and the reason for rejection is unacceptable under the 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:

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
- Overhoused\*\*
- Underhoused\*\*
- Medical justification
- 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)
- 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 was 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 of the first three fiscal years in the 5 Year Plan.

c. Preferences

1.  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
- 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below) 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program and determined by the program's administrator as being ready for permanent housing.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a 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 contribute to meeting income goals (broad range of incomes)
- 1 Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- 1 Other preference(s) (list below) 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing satisfactory completion of a transitional housing program and determined by the program administrator as being ready for permanent housing.

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

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

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

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

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) development to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- 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
- List (any applicable) developments below:

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

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

## B. Section 8

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

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only 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?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source) – Note: currently in the process of setting up this procedure.
- 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-based assistance? (select all that apply)

- PHA in administrative office  
 Other (list below)

### (3) Search Time

a.  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 temporarily not obtainable
- Family is disabled and unable to find acceptable unit
- Family filed an Equal Opportunity complaint

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

### (4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans'families
- Residentsholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeeting incomerequirements(targeting),if necessary
- Thosepreviouslyenrolledineducational,training,orupwardmobilityprograms
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow) Iftheyareoneortwo -personfamilywhois elderly,disabledordisplaced,beforeothersinglefamilies.

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespacethatrepr esentsyourfirstpriority,a“2 ”intheboxrepresentingyour second priority,andsoon.Ifyougiveequal weighttooneormoreofthese choices(either throughanabsolutehierarchyorthroughapointssystem),placethe samenumbert next toeach. Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

DateandTime

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDi sposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- 1  Workingfamiliesandthoseunabletoworkbecauseofage ordisability
- Veteransandveterans'families
- Residentsholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- 1  Householdsthatcontributetomeeting incomerequirements(targeting),if necessary
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

- A one or two -person family who is elderly, disabled or displaced before other single families.
- Subject to the PH Designated Housing Plan being approved by HUD, set aside 20 vouchers to offer as alternative to non -elderly disabled residents of Broad Park Manor.

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 preference to income targeting requirements: (select one)

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

### **(5) Special Purpose Section 8 Assistance Programs**

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

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

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

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

## **4.PHARentDeterminationPolicies**

[24CFRPart903.79(d)]

### **A.PublicHousing**

Exemptions:PHAthatdonotadministerpublichousingarenotrequiredto completesub -component4A.

#### **(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---

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

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or 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:
- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
  - 10% of earned income is deducted
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No - Rent choice now includes Flat Rents

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs

- 100perc entofoperatingcostsforgeneraloccupancy(family)developments
- Operatingcostsplusdebtsservice
- The“rentalvalue”oftheunit
- Other(listbelow)

NOTE:BY9/30/02,CEILINGRENTSWEREREPLACEDBY FLATRENTS.

f.Rentre -determinations:

1. Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycompositiontothePHAsuchthatthechangesresultinanadjustmentto rent?(selectallthatapply)

- Never
- Atfamilyoption
- Anytimethefamilyexperiencesanincomeincrease
- Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)\_\_\_\_\_ \_
- Other(listbelow)
  - Whenfamilycompositionorincomesourcechanges.
  - Tenantoptiontoreportincomedecreases.

g.  Yes  No:DoesthePHAplantoimplementindividualsavingsaccountsfor residents( ISAs)asanalternativetotherequired12month disallowanceofearnedincomeandphasinginofrentincreasesin thenextyear?

## (2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAuseto establishcompara bility?(selectallthatapply.)

- Thesection8rentreasonablenessstudyofcomparablehousing
- Surveyofrentslistedinlocalnewspaper
- Surveyofsimilarunassistedunitsintheneighborhood
- Other(list/describewhatbelow)

## **B.Section8Tenant -BasedAssistance**

Exemptions:PHAsthatdonotadministerSection8tenant -basedassistancearenotrequiredtocomplete sub-component4B. **Unlessotherwise specified,allquestionsinthissecti onapplyonlytothetenant - basedsection8assistanceprogram(vouchers,anduntilcompletelymergedintothevoucher 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
- Above 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 come leave 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 (pa022a03).
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
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
Dutch Kitchen	50	15
Family Unification Pgm	19	5
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)		
Turnkey III Homeownership	28	2

## **C. Management and Maintenance Policies**

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

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

- Admission and Occupancy Policy
- Grievance Procedures
- Policy and Procedure for Resident Initiatives
- Tenant's Accounts Receivable Policy
- Repeated Late Payment Policy
- Live-In Aide Policy
- Pet Policy
- Abuse Policy
- Smoke Detector Policy
- Paint Policy
- Pool Policy
- Vandalism Policy
- Document Disclosure Policy
- Lease
- Tenant Handbook
- Maintenance Plan (includes description of any measures in place for the prevention or eradication of pest infestation (which includes cockroach infestation))
- De-concentration Policy
- Community Service or Self-Sufficiency Work Activities Requirement Policy – (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 6 A.

**A. Public Housing**

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

If yes, list additions to federal requirements below:

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

**7. Capital Improvement Needs**

[24 CFR 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 -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (pa022b03). PHA Plan Table Library

-or-

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 amendment as – Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund.

### **(2) Optional 5 -Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan as Attachment C (pa022c03).

-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 there)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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.  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.)

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

**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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Broad Park Manor
1b. Development (project) number:	PA22 -5b
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> 2 of 3 buildings - for those age 55+ Occupancy by families with disabilities <input checked="" type="checkbox"/> 1 of 3 buildings Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
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:	(08/30/03)
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:	280
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (as stated above)

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Springfield Apartments
1b. Development (project) number:	PA22 -17
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
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:	(08/30/03)
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:	75
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Stony Brook Manor
1b. Development (project) number:	PA22 -18
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
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:	(08/30/03)
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:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	The Fairmont
1b. Development (project) number:	PA22 -16
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
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:	(08/30/03)
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:	75
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

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

### **A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

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

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

<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
---

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

**C. Reserved for Conversions pursuant to Section 3 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.  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  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:	Currently Turnkey III Homeownership –Not Public Housing
2. Federal Program authority:	<input type="checkbox"/> HOPEI <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 type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	(03/31/2004)
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

- 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 – Hopetohave 15 participants receiving "mortgage" assistance by 9/30/04.  
 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:

- Haven't finalized these plans. Proposed to have in place prior to 10/1/03. Will collaborate with other agencies/programs currently in place for first-time homebuyers.

## **12. PHA Community Service and Self-Sufficiency Programs**

[24CFR Part 903.79(l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

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

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

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

### **B. Services and programs offered to residents and participants**

#### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies

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

b. Economic and Social self-sufficiency programs

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

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

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	10	10 (as of 9/30/02)
Section 8	40	35 (as of 9/30/02)

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps

the PHA 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)

- Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**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 was submitted with our 2001 plan. Since then, HUD has rescinded the requirements and we have informed participants. We understand, effective 10/1/03, the policy is to be implemented, which we will do in accordance with regulations.

**13. PHA Safety and Crime Prevention Measures**

[24CFR 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.

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

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

Parkway Home sand Parkway Homes Extended  
Codus Homes and Codorus Homes Extended  
Wellington Homes  
Broad Park Manor

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

N/A Yes  No: Has the PHA included the PHDEP Plan for FY2003 in this PHA Plan?

N/A Yes  No: This PHDEP Plan is attached - N/A

## **14. PETPOLICY**

[24CFRPart903.79(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 and was submitted with the 2001 Plan.

## **15. Civil Rights Certifications**

[24CFRPart903.79(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.  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.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  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  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 – NOTE: WILL BE INCLUDED IN THE FINAL PLAN FOR REVIEW BY THE BOARD PRIOR TO APPROVAL AND PRIOR TO SUBMISSION TO HUD.**

1.  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 as Attachment (Filename)
- Provided below: Take directly from the written documents submitted to the York Housing Authority on June 30, 2003.

The Resident Advisory Board respectfully submits the following comments concerning the York Housing Authority's Agency Plan for the year 10/1/03 to 9/30/04:

"The Resident Advisory Board members were presented a copy of the Housing Authority of the City of York's "draft" Agency Plan for the fiscal year beginning 10/1/03. We were provided 45 days to comment, and understand that comments are due by July 1, 2003.

The Resident Advisory Board met on this, the 30<sup>th</sup> day of June 2003, and prepared the following comments for the Housing Authority of the City of York to take into consideration when approving a final Agency Plan:

- We request that the Authority continue the provision of Community Policing at the City of York public housing developments;
- We encourage the expansion of affordable housing for very low -income households;

- We support the concept in the draft Agency Plan for the Designation of Housing for the elderly (55 years old+) and for non -elderly disabled. ”

The written document (comments) was signed by the following RAB members present at the June 30<sup>th</sup> meeting:

Justine Boatwright, Dorothy Billet, Edith Thomas, Margaret Joines, Vandalyn Claiborne, June Winter, Adelia Woods.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary. The RAB comments are supportive of areas of the draft Agency Plan. It should be noted that last year’s RAB comments concerned designation of elderly only housing, specifically that people in the late 50’s may be required to move. By defining “elderly” as 55+, this concern is addressed.
- 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, which will not expire within this Plan year.**

3. Description of Resident Election Process

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

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

Other:(describe)

b.Eligiblecandidates:(selectone)

- AnyrecipientofPHAassist ance
- AnyheadofhouseholdreceivingPHAassistance
- AnyadultrecipientofPHAassistance
- Anyadultmemberofaresidentorassistedfamilyorganization
- Other(list)

c.Eligiblevoters:(selectallthatapply)

- AlladultrecipientsofPHAassistance(publichousingandsection8tenant assistance) -based
- RepresentativesofallPHAreidentandassistedfamilyorganizations
- Other(list)

**C.StatementofConsistencywiththeConsolidatedPlan**

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction: **(CityofYork)**

2.ThePHAhasstakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwith theConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)

3.  Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

-----

1.ConsolidatedPlanjurisdiction: **(CountyofYork,exclusiveoftheCityofYork)**

2.ThePHAhasstakenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedintheConsolidatedPlan/s.
- ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPI anagencyinthedevelopmentoftheConsolidatedPlan.
- ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ActivitiestobeundertakenbythePHAinthecomingyearareconsis tentwiththe initiativescontainedintheConsolidatedPlan.(listbelow)

3.  Other:(listbelow)

4.TheConsolidatedPlanofthejurisdictionssupportsthePHAPlanwiththefollowing actionsandcommitments:(describebelow)

**D.O therInformationRequiredbyHUD**

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

## Attachments

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

- A. YHA Management Organization Chart (pa022a03)**
- B. FY2003 Capital Fund Program Annual Statement (pa022B03)**
- C.5 -Year Action Plan for Capital Fund 2003 –20007 (pa022c03)**
- D. Performance Report for Capital Fund program, as of 3/31/03  
(pa022d03)**
- E. Progress Report on Agency Plan (Annual Plan) Strategies for  
10/1/01 –9/30/02 fiscal year (pa022e03)**
- F. Assessment of Site Based Waiting List (pa022f03)**
- G. Voluntary Conversion Initial Assessment (pa022g03)**
- H. Deconcentration Analysis of Family Sites (4/03) (pa022h03)**
- 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**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 712 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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	80,000**			
8	1440 Site Acquisition				
9	1450 Site Improvements	71,161			
10	1460 Dwelling Structures	1,019,400			
11	1465.1 Dwelling Equipment - Nonexpendable	140,000			
12	1470 Non Dwelling Structures	10,000			
13	1475 Non Dwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	26,126			
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**

<b>PHAName:</b> York Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: 712 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2003
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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 to make Efficiencies into one bedroom units at Broad Park Manor PA22 -5b

\*\*\$ 10,000.00 for A/E Design Study New Facades at Codorus Homes PA22 -1

**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: 712 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-2 Wellington Homes	Replace kitchen cabinets & changed drain lines Replace Refrigerators Replace Curbs Pave parking lots	1460 1465.1 1450 1450	72 72 1671 f. 18,564 sq. ft.	180,000 30,000 5,500 27,661				
PA22-3 Parkway Homes	Site Improvements Façade Improvements, /wrap Elect service Structural Repairs Units	1450 1460 1460	30 units 30 unit/5 bldgs 11 units	35,000 400,000 60,000				
PA22-4 Parkway Homes Extension	1 bedroom units - add wall AC and fan in bedroom wall	1460	28 units	22,400				
PA22-5b Broad Park Manor	Install Sprinkler Systems 133 Broad Replace Fire Alarm Panel Replace underground Electrical Service Relocation Costs	1460 1460 1460 1495.1	1 Building 1 3 Buildings 10 units	200,000 10,000 75,000 5,000				
PA22-12 Scattered Sites	22 W. Main Street - Replace front wrap around porch (lead paint removal)	1460	1	22,000				
PA22-13 Wrightsville West Manchester	Add lighting at Mailboxes - Salem Rd	1450	1 location	3,000				
PA22-18 Stony Brook	Replace all AC units for Apts. & Building	1465.1	100 units & Building	110,000				

**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: 712 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
	<b>HA-Wide</b>							
	Computer Equipment	1475		10,000				
	ADA Accommodations	1460		10,000				
	Paint Elderly units	1460	50	40,000				
	Resident Initiatives and Quality of Life Programs	1408		43,000				
	Services Previously Funded through PHDEP	1408		75,000				
	Home Skills Training	1408		2,000				
	Budget Counseling	1408		5,000				
	Security Services at BPM and Jefferson Center	1408		50,000				
	PH Occupancy Handbook -Phase 2	1408		7,500				
	On-going Employee Training (Include Training on Computer Software Program, ECS)	1408		20,000				
	County Centralized Intake Participation Computer System	1408		7,500				

*\*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: 712 Replacement Housing Factor No:					Federal FY of Grant: 2003
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	9/05			9/06			
PA22-2	9/05			9/06			
PA22-3	9/05			9/06			
PA22-4	9/05			9/06			
PA22-5b	9/05			9/06			
PA22-12	9/05			9/06			
PA22-13	9/05			9/06			
PA22-16	9/05			9/06			
PA22-17	9/05			9/06			
PA22-18	9/05			9/06			
PA22-23	9/05			9/06			
HA-wide	9/05			9/06			

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



# CapitalFundProgramFive -YearActionPlan

## PartI:Summary

PHAName: YorkHousingAuthority		<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA -Wide	Year1	WorkStatementforYear2 FFYGrant:713 PHAFY:	WorkStatementforYear3 FFYGrant:714 PHAFY:	WorkStatementforYear4 FFYGrant:715 PHAFY:	WorkStatementforYear5 FFYGrant:716 PHAFY:
	Annual Statement				
PA22-1		20,000	225,100	300,000	68,000
PA22-2		0	0	44,200	560,000
PA22-3		481,000	675,000	560,195	47,800
PA22-4		0	66,600	84,000	228,600
PA22-5a		0	0	0	22,000
PA22-5b		220,000	205,000	51,365	21,500
PA22-12		21,000	0	18,100	43,500
PA22-13		30,000	0	4,000	120,000
PA22-16		56,000	0	52,500	93,750
PA22-17		163,000	75,000	0	20,750
PA22-18		158,500	10,000	26,340	7,000
PA22-19		22,000	0	44,000	11,750
PA22-23		15,000	0	53,200	0
PA22-24		0	0	5,000	0
PA22-33		15,000	0	36,875	0
PA22-36		12,000	0	0	0
PA22-37		11,000	0	7,500	0
CFPFundsListed for5 -yearplanning		1,224,500	1,256,700	1,287,275	1,244,650
Replacement HousingFactor Funds					

*\*Significantamendmentisconsidered5%ofAnnualGrantAmount*

**CapitalFundProgramFive -YearAct ionPlan**  
**PartII:SupportingPages —WorkActivities**

Activities for Year1	ActivitiesforYear: <u>2004</u> FFYGrant:713 PHAFY:			ActivitiesforYear: <u>2005</u> FFYGrant:714 PHAFY:		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost
See	PA22-1 Codorus Homes	RefinishhardwoodFloors -20units	20,000	PA22-1 CodorusHomes	ReplaceKitchenCabs&extendcleanouts - 48units RepairSoffit&Fascia9buildings	165,000 60,100
	Subtotal		20,000	Subtotal		225,100
Annual	PA22-3 Parkway Homes	SiteImprovements -30units FaçadeImprovements -30units&wrap Elect15buildings Paint16 -1bdmUnits -&Halls Newinteriordoors -16 Intercomsystem -1 Tile4Hallways Replacesewerlineunder111Lincoln ReplacesewerlineonLincolnStreet	100,000 325,000 12,000 8,000 5,000 1,000 15,000 15,000	PA22-3 ParkwayHomes	ReplaceKitCabs&Tops -188units RedoSoffitoverstoves -188units Endunits -Replacewasherdrainsandadd clean-outs-60units	560,000 15,000 100,000
	Subtotal		481,000	Subtotal		675,000
Statement	PA22-5b BroadPark Manor	Repairconcreteporches(3high -rise bldgs.)-3porches 27S.BroadSt. -newburglaralarmpanel -1 Landscapefrontof3high -risebldgs. RelocationCosts -approx10units. InstallSprinklerSystems -1Building	5,000 5,000 5,000 5,000 200,000	PA22-4 ParkwayHomes Extension	Replace172stormdoors	66,600
	Subtotal		220,000	Subtotal		66,600
	PA22-12 ScatteredSites	3424-3426N. GeorgeStReplaceKit floorsandCabs -2 ReplaceFurnaces -2	15,000 6,000	PA22-5b BroadPark Manor	RelocationCostsapprox10units. InstallSprinklerSystems -1Building	5,000 200,000
	Subtotal		21,000	Subtotal		205,000
	PA22-13 Wrightsville West Manchester	Replacebathfloorswithtile -20units ReplaceSheds -20units	10,000 20,000	PA22-17 SpringfieldApts.	Replacewaterheaters&addcirculating systems -2waterheaters Reupholsterfurniture&Drapes -20pieces	65,000 10,000
	Subtotal		30,000	Subtotal		75,000
	PA22-16 TheFairmont	NewStoves&Refrigerators -75each	56,000	PA22-18 StonyBrook Manor	Reupholsterfurniture&Drapes -25pieces	10,000
	Subtotal		56,000	Subtotal		10,000



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

ActivitiesforYear: <b>2006</b> FFYGrant:715 PHAFY:			ActivitiesforYear : <b>2007</b> FFYGrant:716 PHAFY:		
<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>MajorWorkCategories</b>	<b>Estimated Cost</b>
PA22-1 CodorusHomes	Replacecopperpipesinboilerroom -9 Replacedomestichotwaterlines -48units RemoveAsbestos -48units	30,000 30,000 240,000	PA22-1 CodorusHomes	Replacebathtub&drainw/straightline -48 units Repointbrick -asneeded Roofrearporch -48	48,000 10,000 10,000
Subtotal		300,000	Subtotal		68,000
PA22-2 WellingtonHomes	72units -Replacevinylbathfloorswithtile, replacesubfloorsasnecessaryandalldrum traps. ReplaceBoilers 137PattisonStreet -2	34,200 10,000	PA22-2 Wellington Homes	NewFacades&windows25units Siteimprovements 25units	500,000 60,000
Subtotal		44,200	Subtotal		560,000
PA22-3 ParkwayHomes & JeffersonCenter	188units -replaceShutOffValvesatradiators Refrigerators-188 20units -refinishhardwoodfloors undergroundutilities -188units EncloseACtokeepoutcritters -1	59,220 95,000 24,000 372,975 9,000	PA22-3 ParkwayHomes & JeffersonCenter	Replacepantryradiatorrisers -188units Re-pointbrick-asneeded ReplaceExitlighting12each Betterlighting,3hallways,lobby&Room11	18,800 25,000 1,000 3,000
Subtotal		560,195	Subtotal		47,800
PA22-4 ParkwayHomes Extension	28 -1bedroomunitsreplaceflooring	84,000	PA22-4 ParkwayHomes Extended	Replacepantryradiatorrisers -86units Re-pointbrick -asneeded PaintElderlyUnits -28 Removeoversizeshrubs&replace -asneeded ReplaceFencing - 86units	8,600 15,000 28,000 5,000 172,000
Subtotal		84,000	Subtotal		228,600
PA22-5b Broad parkManor	RemovewallpaperatElevatorjambsandpaint - allthreebuildings(27areas) Painthallways -allfloorsin3buildings Replacewhitefloortileon1 <sup>st</sup> floor -3bldgs Washlineinbathroomsin281units ReplaceBoiler133S.BroadStreet	5,400 28,000 6,750 4,215 7,000	PA22-5a CodorusHomes	Replacebathtubdrainlinesw/straightdrain line-12units Repointbrick -asneeded Roofrearporch -12units	12,000 5,000 5,000
Subtotal		51,365	Subtotal		22,000
PA22-12 ScatteredSites	Powerwashallscatteredsites -20buildings 7&9PineSt -relocateWasher&Dryerto basement 28N.MainSt.Yoe -removecarpet&replace kitchentilefloor	14,000 1,000 3,100	PA22-5b BroadParkManor & WhiteRoseSenior Center	NewMailboxesinlobby -all3buildings ReplaceStorefrontentrydoors -2sets	1,500 20,000
Subtotal		18,100	Subtotal		21,500

**PartII:SupportingPages -WorkActivities  
Continuedfor2006&2007**

		<b>2006</b>		<b>2007</b>		
PA22-13 Wrightsville WManchester	Replacebathroomexhaustfans -20units	4,000		PA22-12 ScatteredSites 31S.BroadStreet	19W.PennSt,ReplaceConc.Stepsas needed 6N.MainSt,ReplaceConc.Stepsasneeded ReplaceAC's(1ea.)3,5,7.5ton	1,500 1,000 41,000
Subtotal		4,000		Subtotal		43,500
PA22-16 TheFairmont	Approx60 units -replaceexhaustfans,bathrooms Replaceconcreteinpicnicareabehindcommunity room. Replace7tubswithdriveinshowersin1 <sup>st</sup> floor handicapunits	12,000 2,000 38,500		PA22-13 Wrightsville WestManchester	Addnewwindowsfor -20Units	120,000
Subtotal		52,500		Subtotal		120,000
PA22-18 StonyBrook	Replace75LFof4'sidewalkatPleasantAcres road Relocate&upgradeventilationin10hallways NewroofACunits.	2,340 16,000 8,000		PA22-16 TheFairmont	NewRoof -1building Tublinersw/tub surrounds -75units NewExitlights -30each	60,000 32,250 1,500
Subtotal		26,340		Subtotal		93,750
PA22-19 GlenRock Windsor	Repoint -25N.ChurchSt&135 -137-139 HanoverStreetasneeded	44,000		PA22-17 SpringfieldApts.	ReplaceSidewalksalongKenne thRoadas needed NewRangeHoods -75 NewExitLights -40	2,400 16,350 2,000
Subtotal		44,000		Subtotal		20,750
PA22-23 FairmontVillage	Replaceallcloset,laundry&furnacedoorswith metalbi -folddoors -25units Replaceroofandsheds -5buildings	22,500 30,700		PA22-18 StonyBrook	NewLandscapingasneeded NewExitlights -40	5,000 2,000
Subtotal		53,200		Subtotal		7,000
PA22-24 NBeaverStreet	Resurfaceandstripeparkinglot -3,401sqft	5,000		PA22-23 FairmontVillage	Tublinerswithsurrounds -25units	11,750
Subtotal		5,000		Subtotal		11,750
PA22-33 FieldingWay	ReplaceallwoodrailingwithPVCrailing -15units Replace and/or wrap exterior door jambs with vinyl-15units Replace all interior doors with metal bi -fold &/or Luan.15units	15,000 10,500 11,375				
Subtotal		36,875				
PA22-37 RedLion	559S.MainSt -replaceDeck -1 100HenriettaSt. -replacefrontconcretesteps -1set	1,500 6,000				
Subtotal		7,500				
<b>TotalCFPEstimatedCost</b>		<b>1,287,275</b>				<b>1,244,650</b>

*\*Significantamendmentisc onsidered5%ofAnnualGrantAmount*

**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:HousingAuthorityoftheCityofYork	GrantType andNumber CapitalFundProgramGrantNo: 708 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 1999
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/03   
 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	176,389	176,389	176,389
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	66,186
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	154,800	103,594	103,594	103,594
10	1460 Dwelling Structures	866,700	996,050	996,050	995,650
11	1465.1 Dwelling Equipment —Nonexpendable	20,000	22,064	22,064	21,840
12	1470 Nondwelling Structures -Pull down from 709	0	6,600	6,600	6,600
13	1475 Nondwelling Equipment	10,000	7,885	7,885	7,885
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	58,538	0	0	0
21	Amount of Annual Grant: (sum of lines 2 -20)	1,530,038	1,530,038	1,530,038	1,529,414
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

**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: 03/31/03  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
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: 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	1. Replace Fencing	1450	3142 LF	0	64,254	64,254	64,254	Complete	
PA22-2	Install heat detectors in Boiler Rms	1460	8	3,000	4,340	4,340	4,340	Complete	
	Replaces splash blocks w/36"	1460	144	7,200	0	0	0		
PA22-3	Replaces splash blocks w/36"	1460	376	18,000	2,275	2,275	2,275	Complete	
	Repair front & back concrete porches	1460	30	54,000	0	0	0	Complete	
	Pour Sidewalk along Lincoln Street	1450	1596 SqFt	4,800	12,449	12,449	12,449	Complete	
	Site Improvements	1450	30	150,000	21,500	21,500	21,500	Complete	
	Facade Improvements	1460	30	150,000	333,600	333,600	333,600	Complete	
	Termite Treatments	1460		70,000	0	0	0	Moved to later phase	
PA22-4	Repair/Replace Concrete Porches	1460	25	25,000	29,467	29,467	29,467	Complete	
	Rebuild chimney caps & repoint brick	1460	86	15,000	10,640	10,640	10,640	Complete	
	2. Install Splash Blocks	1460	65	0	600	600	600	Complete	
	504 ADA accommodations as needed	1460		2,000	0	0	0		
PA22-5B	Replace windows 449 E King St	1460	196	450,000	335,600	335,600	335,600	Complete	
	504 ADA accommodations as needed	1460		2,000	0	0	0		
	3. Pull down from 709 - Add								
	Emergency Cords & Fans	1460	282		53,075	53,075	53,075	Complete	
	Pull down from 709 - Elec. work on AC	1470	1		6,600	6,600	6,600	Complete	
PA22-12	Replace roof on side porches at 6 N. Main St.	1460	1	5,000	2,680	2,680	2,680	Complete	
Scattered Sites	Replace rotting window sills at 446 & 450 E Market St.	1460	2	1,500	3,600	3,600	3,600	Complete	
PA22-12	Replace roof at 412 - 414 W. North St	1460	2	10,000	13,992	13,992	13,992	Complete	
Scattered Sites	Replace roof at 7 Pine St. (rear)	1460	1	10,000	0	0	0	Done previously	
	4. Replace roof at 178 - 180 North St.	1460	2	10,000	0	0	0	Done previously	
	5. Site Improvements	1450		0	5,391	5,391	5,391	Complete	

**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	
	4. Replace roof at Fulton St, Hanover	1460	1	0	2,800	2,800	2,800	Complete
	Computer Equipment Authority -Wide	1475		10,000	7,885	7,885	7,885	Complete
PA22-16	504 ADA Accommodations as needed	1460		2,000	2,819	2,819	2,819	
PA22-17	504 ADA Accommodations as needed	1460		2,000	0	0	0	
PA22-18	504 ADA Accommodations as needed	1460		2,000	0	0	0	
PA22-23	Storm collar on Furnace Vents	1460	25	3,500	0	0	0	Not necessary
	Insulate Water Pipe on Outside	1460	25	1,000	0	0	0	Not necessary
	Power Wash Siding	1460	25	2,500	3,000	3,000	3,000	Complete
	Seal Bay Windows	1460	7	3,500	0	0	0	Replaced
	Repair/Replace Vinyl Siding	1460	25	8,500	0	0	0	Complete
	Replace Stoves	1465	25	10,000	12,064	12,064	11,850	Complete
	Replace Refrigerators	1465	25	10,000	10,000	10,000	9,990	Complete
	Pulldowns from 2003							
	New Shed Door and Siding	1460	25	0	22,125	22,125	22,125	Complete
	New Storm Doors	1460	50	0	24,850	24,850	24,850	Complete
	Repair Driveway	1460	15,330 Sq Ft	0	38,325	38,325	37,925	Ongoing
	Replace Windows	1460	210	0	112,262	112,262	112,262	Complete
Admin	Not to exceed 10% of Grant	1410		150,000	151,270	151,270	151,270	Complete
Fees/Costs	Architect/Engineer	1430		70,000	66,186	66,186	66,186	Complete
Contingency	Not to exceed 8% of Grant	1502		58,538	0	0	0	
Management	Resident Initiatives & Quality of Life Programs	1408		115,000	112,025	112,025	112,025	Complete
	Security Services at BPM & Jefferson	1408		41,000	42,441	42,441	42,441	Complete

**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	
	Home Skills & Budget Counseling	1408		3,000	0	0	0	Ongoing
	Computer Training	1408		5,000	5,448	5,448	5,448	Complete
	Occupancy/Mgmt Handbook	1408		6,500	0	0	0	Moved to 709
	Supervisory Training	1408		2,000	2,882	2,882	2,882	Complete
	Ongoing Employee Training	1408		7,500	13,593	13,593	13,593	Complete
	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					Summary
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/03 <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	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	200,000	200,000	200,000	120,657
4	1410 Administration	180,000	183,767	183,767	183,767
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	100,000	84,553	83,345
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	221,000	238,609	238,609	80,585
10	1460 Dwelling Structures	948,700	1,014,077	1,012,013	1,038,378
11	1465.1 Dwelling Equipment — Nonexpendable	27,000	25,964	25,964	25,964
12	1470 Non dwelling Structures	36,000	39,122	39,122	7,931
13	1475 Non dwelling Equipment	13,000	15,338	15,338	15,338
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	25,000	1,890	1,890	1,890
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	86,971	18,904	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,837,671	1,837,671	1,801,256	1,557,855
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**

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	
PA22-1	Pulldown Grant 710 - Handrails	1450	20		13,860	13,860	13,860	Complete
PA22-2	Replace Storm Doors	1460	140	43,200	75,600	75,600	75,600	Complete
	Replace Fences	1450	4250 LF	35,000	140,250	140,250	0	Under Contract
PA22-3	Site Improvements	1450	30 Units	30,000	0	0	0	Incl. in Façade Imp.
	Exterior Improvements	1460	30 Units	270,000	382,493	382,493	380,642	99% Complete
	Replace Fences	1450		65,000	0	0	0	Moved to later phase
	1. Jefferson Security System	1470			30,000	30,000	27,026	90% Complete
PA22-4	Replace Fences	1450		50,000	0	0	0	Moved to later phase
PA22-5B	Replace windows 440 bldg	1460	209	392,000	369,954	369,954	369,954	Complete
	Emergency pull cords in LR	1460		55,000	0	0	0	Done in 708
	Carpet basement Community Rm	1460	3	10,500	0	0	0	Not needed
	Replace drapes in basement Comm Rms	1460	3	1,000	477	477	477	Complete
	Reupholster chairs in Community Rms	1460	18	4,500	3,384	3,384	3,384	Complete
	Paint Laundry Rooms	1460	3	1,000	3,000	3,000	3,000	Complete
	Move fans from LR to Bedroom	1460	93	42,000	0	0	0	Done in 708
	Replace showers in 449 E King	1460	30	80,000	77,481	77,481	77,481	Complete
	1. Trans Switches/Generator Testing	1460			20,645	20,645	20,645	Complete

**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	
PA22-5B	New furniture Game Rm	1475	1	2,000	2,497	2,497	2,497	Complete
White Rose Center	Replace Tile in Comm Rms	1470	3	5,500	0	0	0	Not needed
	Replace Drapes	1470	3	3,000	1,191	1,191	1,191	Complete
	Re-anchor patio handrails	1470		2,500	0	0	0	Not needed
	Picnic Tables	1475	2	1,000	1,314	1,314	1,314	Complete
	Cut curb for wheel chair ramp	1450	1	1,000	4,000	4,000	4,000	Complete
	Carpet	1470	1 Rm	10,000	2,350	2,350	2,350	Complete
	Replace A/C Unit	1470	1	15,000	5,581	5,581	5,581	Complete
PA22-12	Computer Equipment	1475		10,000	11,527	11,527	11,527	Ongoing
	2. Roof Repairs/Painting	1460			13,643	13,643	13,643	Complete
PA22-13	Replace Storm Doors	1460	40	12,000	15,900	15,900	15,900	Complete
	Sand/Paint Trim	1460	40	5,000	4,000	4,000	4,000	Complete
	Power Wash Siding	1460	20	2,500	2,500	2,500	2,500	Complete
PA22-16	Resurface Parking Area	1450	13,400 Sq.Ft.	20,000	33,500	33,500	33,500	Complete
PA22-17	Carpet Halls	1460	11 @ \$3181	20,000	35,000	35,000	35,000	Complete
PA22-18	Resurface Parking Areas Add Handicap Spaces	1450	13,290 Sq.Ft.	20,000	46,999	46,999	29,225	90% Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: 709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	ADA 504 Improvements	1460		10,000	10,000	7,936	7,936	Ongoing
Authority Wide	Development Planning/Consultant	1498		25,000	1,890	1,890	1,890	Not needed
Authority Wide	Appliances	1465.1		27,000	25,964	25,964	25,964	Complete
Authority Wide	Management Improvements					0	0	
	Resident Initiatives & Quality of Life Programs	1408		90,000	90,000	90,000	35,443	Ongoing
	Provide Security Services @ BPM & Jefferson Center	1408		56,500	58,569	58,569	58,569	Complete
	Home Skills & Budget Counseling	1408		8,000	5,931	5,931	1,656	Ongoing
	Occupancy/Management	1408		6,500	6,500	6,500	0	Ongoing
	Computer Training	1408		4,000	4,000	4,000	4,000	Complete
	Supervisory Training	1408		2,500	2,500	2,500	2,164	Ongoing
	Ongoing Employee Training	1408		10,000	10,000	10,000	10,000	Complete
	Reduce Unit Turnaround Time	1408		7,500	7,500	7,500	7,500	Complete
	Participation in County's Centralized Intake Computer System	1408		15,000	15,000	15,000	1,325	Contract executed
Admin	Not to Exceed 10% of Grant	1410		180,000	183,767	183,767	183,767	Complete
Fees/Costs	Architect/Engineer	1430		100,000	100,000	84,553	83,345	Ongoing
Contingency	Not to Exceed 8% of Grant	1502		86,971	18,904	0	0	

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>						
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>						
<b>PHAName:</b> York Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <b>X Performance and Evaluation Report for Period Ending: 3/31/03*</b> Note funding approval for this grant was not yet received at the time this report was completed						
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	225,000	113,585	44,351	
4	1410 Administration	187,000	187,000	187,000	186,556	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000	100,000	42,004	34,202	
8	1440 Site Acquisition					
9	1450 Site Improvements	165,764	92,006	87,006	79,554	
10	1460 Dwelling Structures	714,500	898,608	898,608	870,190	
11	1465.1 Dwelling Equipment - Nonexpendable	150,000	100,538	100,538	100,538	
12	1470 Non Dwelling Structures	220,000	197,760	197,760	192,712	
13	1475 Non Dwelling Equipment	68,000	29,982	4,817	4,817	
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	43,973			
21	Amount of Annual Grant: (sum of lines 2 - 20)	1,874,867	1,874,867	1,631,317	1,512,920	
22	Amount of line 21 Related to LBP Activities					
23	Amount of line 21 Related to Section 504					

**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:    )  
**X** Performance and Evaluation Report for Period Ending: 3/31/03\*    Note funding approval for this grant was not yet received at the time this report was completed

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	compliance				
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**

PHAN Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1 Codorus Homes	Add Electric Outlets behind stoves	1460	48	5,000	7,260	7,260	7,260	Complete
PA22-2 Wellington Homes	Add Electrical Outlets behind stoves	1460	72	8,000	11,520	11,520	11,520	Complete
PA22-3 Parkway Homes & Jefferson Center	Site Improvements	1450	36	30,000	5,000	0	0	Ongoing Ongoing Underdesign
	Facade improvements	1460	36	270,000	468,201	468,201	465,301	
	Playground Equipment	1475	1	25,000	25,165	0	0	
	Repoint brick on North end	1470	1,670 Sq. Ft	30,000	14,080	14,080	14,080	Complete
	Replace 2" drain running North & South	1470	100 LF	10,000	-	-	-	Previously replaced
Upgrade Security at Parkway Office	1470	1	10,000	6,890	6,890	6,890	Complete	
PA22-5a Codorus Homes Extension	Add Electrical Outlets behind stoves	1460	12	1,500	1,560	1,560	1,560	Complete
	Replace sidewalks	1450	1,926 Sq. Ft.	5,000	11,556	11,556	11,556	Complete
PA22-5b Broad Park Manor	Replace Windows Bldg. 133 Broad St.	1460	196	340,000	323,500	323,500	303,500	Ongoing Complete
	Replace Refrigerators - cut down Cabinets	1465.1	281	140,000	100,538	100,538	100,538	
	Add Timers w/ Alarms and/or camera to rear doors	1460	6	3,000	-	Included below		
	Upgrade lighting on campus	1450	65	16,764	39,061	39,061	39,061	Complete
PA22-12 Scattered Sites	Replace Sidewalks as needed	1450	2,507 Sq. Ft.	10,000	15,042	15,042	7,590	½ Complete
	7 Pine St. - Add window in rear of bldg.	1460		2,000	900	900	900	Complete
	30-32 N. Hartley & 446 - 450 E. Market St. - New roofs	1460	4 Units	16,000	29,423	29,423	24,578	¾ Complete
	32 N. Hartley - Add new door 1 <sup>st</sup> floor	1460	1	2,000	1,333	1,333	1,333	Complete
	New phone system - 31 S. Broad, Office	1475		35,000				Underdesign
	Remodel Office - 31 S. Broad	1470		170,000	176,782	176,782	176,782	Complete

**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: 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-16 The Fairmont	Cut vents from Liv. Rm. to bedrooms Add Timers w/ Alarm store ar doors	1460 1460	75 3	20,000 1,000	14,625 -	14,625 Included above	14,625	Complete Complete
PA22-17 Springfield Apts.	Re-pave parking lot Add Timers w/ Alarm store ar doors Replace landscapet timbers	1450 1460 1450	12,000 Sq. Ft. 3	30,000 1,000 2,000	21,347 1,073 0	21,347 1,073	21,347 1,073	Complete Complete Incl. d. in Paving
PA22-18 Stony Brook Manor	Cut vents from Liv. Rm. to bedrooms Add Timers w/ Alarm store ar doors	1460 1460	100 3	25,000 1,000	19,500 -	19,500 Included above	19,500	Complete
PA22-19 Glen Rock Windsor	Replaces sidewalks as needed 35 W. Main St - Rebuild round windows. 25 N. Church St - replace roof 25 N. Church St - remove tree	1450 1460 1460 1450	1,538 Sq. Ft. 18 1 1	10,000 2,000 9,000 2,000	- 14,000 5,720 -	Incl. in PA -12 14,000 5,720 -	14,000 0 -	Complete Under contract Not needed
<b>HA-Wide</b>								
	Computer Equipment	1475		8,000	4,817	4,817	4,817	Ongoing
	ADA Accommodations	1460		8,000	0	-	-	As needed
	Appliances	1465.1		10,000	0	-	-	As needed
	Handrails all sites	1450		60,000	0	-	-	Completed in previous phase
	Resident Initiatives and Quality of Life Programs	1408		148,500	148,500	36,000	0	Ongoing
	Security Services at Broad Park Manor and Jefferson Center	1408		56,500	56,500	56,500	38,265	Contract Ongoing
	Employee Training	1408		10,000	10,000	6,086	6,086	Ongoing

**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	
	Participate in County Centralized Intake Computer System	1408		10,000	10,000	0	0	Ongoing
	Management Improvements	1408		225,000	225,000	113,586	44,351	Ongoing
Admin	Not to Exceed 10% of Grant	1410		187,000	187,000	187,000	186,556	Ongoing
Fees/Costs	Architect/Engineer	1430		100,000	100,000	42,004	34,202	Ongoing
Contingency	Not to Exceed 8% of Grant	1502		44,605	43,974	0	0	Ongoing

*\*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*

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHAName:</b> York Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: 711 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2002
<b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>X Performance and Evaluation Report for Period Ending: 3/31/03</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b> <input type="checkbox"/>					
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		5,000.00	
4	1410 Administration	174,000		174,000.00	51,611.01
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	115,000**		56,916.40	17,280.00
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		235,916.40	68,891.01
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -				

**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: )  
 X Performance and Evaluation Report for Period Ending: 3/31/03  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	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 I: 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				Underdesign
	Replace Concrete Porches	1460	10	20,000				Underdesign
	Replace 40 ft. curbs	1450	40 Ft.	3,700				Underdesign
	Replace Refrigerators	1465.1	53	25,000				Not yet ordered
	Playground Equipment	1475		25,000				Not yet ordered
PA22-2 Wellington Homes	Replace kitchen cabinets & change drain lines	1460	72	180,000				Moved to CF712 by Amendment
	Replace Refrigerators	1465.1	72	30,000				Moved to later phase
	Repair Conc. porches	1460		60,000				Moved to CF712 by Amendment
	Replace Curbs	1450	167 LF	5,500				Underdesign
	Pave parking lots	1450	18,564 Sq. Ft.	27,661				
PA22-3 Parkway Homes & Jefferson Center	Site improvements	1450	30-36 Units	50,000				Underdesign
	Facade improvements	1460	30-36 Units	300,000				Underdesign
	Replace bath vanities	1460	188	45,000				Underdesign
	Cap all dry vents	1460	188	15,000				Underdesign
	Jefferson-exterior improvements	1470	1,000 Sq. Ft.	10,000				Underdesign
Jefferson-Security Services	1408		32,000				Underdesign	
PA22-4 Parkway Homes Extension	Install vanities at Cottages	1460	28	5,000				Underdesign
	Replace vanities in family units	1460	58	19,875				Underdesign
	Repair foundation 711 - 713 N. Pershing	1460	2 units	30,000				Underdesign
	Replace refrigerators	1465.1	86	35,000				Underdesign
	Vinyl wrap posts on porches	1460	58	10,000				Underdesign
PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E. King.	1460	1	5,000				Underdesign
	Replace Boiler Rm. Doors	1460	2	3,000				Underdesign
	Security Services	1408		32,000				Underdesign

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: 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	
PA22-12 Scattered Sites	414 W. North - Replace porch	1460	1 unit	3,000				Underdesign
	Replace basement steps	1460	1 unit	1,500				Underdesign
	Replace windows	1460	1 unit	5,000				Underdesign
	30 N. Hartley - Replace bath floor	1460	1 floor	1,500				Underdesign
	20 George St. - Reflash Roof	1460	1 unit	1,500				Underdesign
	7 Pine St - Install Sump pump	1460	1 unit	1,000				Underdesign
	28 N. Main St. - New Porch	1460	1 unit	5,000				Underdesign
	Computer Equipment	1475		10,000				Not yet purchased
	Complete renovation to 31 S. Broad St. and 490 E. Market Street	1475	2	303,161				Underdesign - included by Amendment
PA22-13 Wrightsville West Manchester	Install PVC Downspouts & longer Splash Blocks	1460	20	10,000				Underdesign
PA22-16 The Fairmont	New Carpets - all units	1460	75	45,000				Underdesign
	Card Entry System	1460	1 system	5,000				Underdesign
	Add grab bars - 1 <sup>st</sup> floor units	1460	5 units	5,000				Underdesign
PA22-17 Springfield Apts.	Card Entry system	1460	1 system	5,000				Underdesign
	Handicap toilets 101 - 108	1460	8	4,000				Underdesign
	Handicap door openers - upper lobbies	1460	3	22,764				Underdesign
PA22-18 Stony Brook	Card Entry System	1460	1 system	5,000				Underdesign

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: 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	
PA22-23 Fairmont Village	Replace Bath Vanity Cabs	1460	25 units	10,000				Underdesign
	Replace Bath floors with floortiles	1460	25 units	17,500				Underdesign
	Replace Refrigerators	1465.1	25	13,000				Not yet purchased
	Replace exterior sides (veneers/skins) on end of kitchen cabinets	1460	25	7,000				Underdesign
	Add Metal fence around dumpster	1450	40 LF	2,000				Underdesign
	<b>HA-Wide</b>							
	Computer Equipment	1475		10,000				Not yet ordered
	ADA Accommodations	1460		31,764				
	Appliances	1465.1		103,000				Not yet ordered
	Sidewalks, curbs & repave parking lots	1450		36,861				Underdesign
	Resident Initiatives and Quality of Life Programs	1408		123,000				Ongoing
	Employee Training	1408		8,000				Ongoing
	Participate in County Centralized Intake Computer System	1408		10,000				Ongoing
	Website Design	1408		5,000		5,000		Completed-not yet invoiced
Admin	Not to Exceed 10% of Grant	1410		174,000		174,000	51,611	Ongoing
Fees/Costs	Architect/Engineer	1430		115,000		56,916	17,280	Ongoing

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

<b>Annual Statement/Performance and E valuation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHAName:</b> York Housing Authority			<b>Grant Type and Number</b> Capital Fund Program No: 711 Replacement Housing Factor No:				<b>Federal FY of Grant:</b> 2002
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	9/04			9/05			
PA22-2	9/04			9/05			
PA22-3	9/04			9/05			
PA22-4	9/04			9/05			
PA22-5b	9/04			9/05			
PA22-12	9/04			9/05			
PA22-13	9/04			9/05			
PA22-16	9/04			9/05			
PA22-17	9/04			9/05			
PA22-18	9/04			9/05			
PA22-23	9/04			9/05			
HA-wide	9/04			9/05			

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

**PROGRESS REPORT ON AGENCY PLAN  
(5 YEAR AND ANNUAL PLAN) STRATEGIES**

**As of September 30, 2002**

<b>Plan(5yr or Annual)</b>	<b>Strategy(Summary)</b>	<b>Progress 10/1/01 to 9/30/02</b>
5	Expand Supply of Assisted Housing	<ul style="list-style-type: none"> <li>▪ Continued development process to create 60 town homes in Dover Township ( re-applied for Tax Credits &amp; other funding ). Funding/credits approved Sept. 2002.</li> <li>▪ Working to create 24 homes for first time home buyers - acquired site, received FHLB funding. Researched other financing options.</li> <li>▪ Purchased home that maybe used for transitional housing - on hold during this fiscal year.</li> </ul>
5	Improve the Quality of Assisted Housing	<ul style="list-style-type: none"> <li>▪ Scored 96% in Public Housing Assessment System (PHAS). HIGH PERFORMER! Goal was 85%.</li> <li>▪ Scored 93.5% in SEMAP based on YHA review. Have not yet received score from HUD. Goal was 85% .</li> <li>▪ Maintenance staff were retrained in residential electric.</li> <li>▪ REAC Inspection score (HUD's inspection of random Public Housing Property) improved from 90% to 96.7%</li> <li>▪ Section 8 Inspector trained in Lead Based Paint requirements.</li> <li>▪ Other employee training included Spanish as Second Language courses, various Computer courses, Resident Training, and various other to help in communication.</li> <li>▪ Increased rents collected by 7.8%! (5 year goal was 5%) – Tenant Accounts Receivable averaged less than 5%.</li> <li>▪ Average Public Housing Occupancy Rate for FYE 9/30/02 was 98.5% - Goal was 97%.</li> <li>▪ Section 8 Lease -up rates as of 9/30/02 improved to 97%. 5 year goal was to maintain 95% ( New nation wide push requires lease -up rate to be 97% average)</li> <li>▪ Monitored need for demolition at Codorus Homes, completing a land elevation survey of site. Engineer conducted exploratory demo and concluded there is nothing structurally dangerous to residents.</li> <li>▪ Continued to maintain and modernize homes – safe and decent condition. Met all</li> </ul>

		<p>HUD requirements for the timely obligation and expenditure of Capital Funds. Scored top score under this Indicator in PHAS. Exterior improvements at Parkway Homes improved the public perception of this site and significantly improved the ability to lease these homes.</p>
5	Increase Assisted Housing Choices	<ul style="list-style-type: none"> <li>▪ Provided on-going mobility counseling</li> <li>▪ Worked with landlords regarding lead-paint requirements to limit the reduction of units available to Section 8 participants.</li> <li>▪ Continued to review Payment Standards</li> <li>▪ Did not sell a Turnkey Home this period.</li> <li>▪ Continued to Implement Public Housing Site-Based Wait lists for northern York County and Hanover sites – since 7/01 .</li> </ul>
5	Improve Community Quality of Life and Economic Vitality	<ul style="list-style-type: none"> <li>▪ Comply with Deconcentration Rule – requirement to analyze average income by development. Completed report in plan (as of 4/03) – Rule applies to family developments with 100 or more units (Parkway Homes is only YHA development). No actions are required on our part.</li> <li>▪ Continued to Use Income Ranges for PH</li> <li>▪ Conducted Physical Inspections in accordance with new guidelines</li> <li>▪ Complete Modernization improvements according to Capital Fund Plan – On Schedule.</li> <li>▪ Continued to monitor sites for needed physical security improvements. Planned for improvements at the Jefferson Center.</li> <li>▪ Continued to contract for community policing services and police foot patrol services for our City sites.</li> <li>▪ Continued to contract for security services at Broad Park Manor and the Jefferson Center</li> <li>▪ Did not complete development of plan to designate elderly only housing by 10/02. Plan to be completed and submitted to HUD by 8/03.</li> <li>▪ Continued to collaborate with other agencies/providersto improve equality of life for residents, including but not limited to: Martin Library, Literacy Council, Housing Initiatives, Inc., York Police, York County MH/MR, Stepping Stone, Area Agency on Aging, White Rose Senior Center, York College, County Assistance Office, YMCA, York Technical Institute, local business schools, Penn State Extension Master Gardners Program, 4-H Clubs, Penn Laurel Girl Scouts, York City Health Dept., Tenants for Fair Housing Resident Council, York Arts, Mediation Services,</li> </ul>

		<p>etc. Services were available/directed to the majority of four public housing residents. (See more about services below.)</p> <ul style="list-style-type: none"> <li>Transferred 5 families due to over or under-housed. (Goal was 5.) Moved 8 households due to documented accommodation needs.</li> </ul>
5	Promote Self-Sufficiency and Asset Development of households	<ul style="list-style-type: none"> <li>Number of employed adults ages 18 – 60: 740 of 2198 (34%) in 2001: 723 of 2307 (31%) in 2002, a reduction in the number employed and an increase in the number of adults 18 – 60.</li> <li>Provided support services for participants in ROSS and FSS programs. These services include, but are not limited to Computer Training, GED training, financial help with auto repairs, driver's education, referral services, etc. During this fiscal year, participation in the Family Self-Sufficiency Program improved greatly, achieving 86% under the Section 8 Program and 100% under the Public Housing Program.</li> <li>Provided services of Service Coordinator to the Elderly/disabled to increase independence for residents</li> <li>Put hold on feasibility analysis for conversion of 449 E. King St. high-rise to assisted living. Received ROSS funds during this fiscal year to provide significant services to all BPM residents.</li> </ul>
5	Ensure Equal Opportunity Housing for all Americans	<ul style="list-style-type: none"> <li>This is ongoing.</li> <li>Continued to provide suitable living environment regardless of race</li> <li>Employees attended customer service training, initiated the De-concentration Policy, abruptly handle complaints, considered accessibility in new development and management operations. Many staff trained in mediation, confidentiality, air-borne diseases, mental health commitment procedures, etc.</li> </ul>
Annual	Maximize the number of affordable units available to the PHA within its current resources.	<ul style="list-style-type: none"> <li>Employed effective maintenance and management policies to minimize the number of public housing units offline.</li> <li>Able to reduce the PH unit turn-time from 72.45 days at FYE 9/30/01 to 35.16 days at FYE 9/30/02. Have put new initiatives in place. Reduced the number of down time days, make ready days, and days ready to lease.</li> <li>Increased Section 8 Lease-up rate to 97%. (Currently at 99.8%)</li> <li>To date, have transferred 5 PH residents to accommodate household size.</li> </ul>
Annual	Increase the number of affordable housing units	<ul style="list-style-type: none"> <li>See above, under 5 Year Plan.</li> <li>Purchased home that would lend itself to the development of transitional housing. Put on hold during this fiscal year.</li> </ul>

Annual	Target available assistance to families at or below 30% of Average Median Income (AMI)	<ul style="list-style-type: none"> <li>▪ Wellexceedthe40%levelunderPHProgram –closeto 89%</li> <li>▪ 75%ofthosenewlyassistedunderSection8tenantbasedprogramhadincomesator below 30% of median (as required –no more). 95% of those housed under project basedprogram(s)hadincomesatorbelow30%ofmedian(40%required).</li> <li>▪ Continuedtou seincomerangesinthepubl ichousingprogram</li> <li>▪ Continuedimplementationof rentpoliciestos upportandencouragework,including the public housing 10% earned income disregard, HUD’s earned income disregard requirements, and family self -sufficiency programs (latter of which is for Section 8 Programalso). CommunityServiceandWorkResponsibiliti esPolicy,whichrequires a minimum of 8 hr/mo. of community service or job training i f not working , was revokedduringthisreportperiodandshallbeginagain10/1/03 .</li> <li>▪ Implemented various self-sufficiency initiatives through many collaborative efforts. Refer to actions listed above under the 5 year goal: Improve community quality of lifeandeconomicvitality .</li> <li>▪ FSSProgram –Asof9/30/02,11familiestransitionedtohomeownership,\$67,988in funds had been disbursed to residents from their escrow account s. 19 families had existingscrowaccountswithaveragemonthlydepositsbeing\$123forSection8and \$356forPHprograms.</li> </ul>
Annual	Target available assistance to familiesatorbelow 50%ofAMI	<ul style="list-style-type: none"> <li>▪ UtilizedBroadRangeIncomePolicy</li> <li>▪ Adoptedrentpolicies tosupportandencouragework (Seeabove).</li> </ul>
Annual	Target available assistance to the elderly	<ul style="list-style-type: none"> <li>▪ Did not determine feasibility of designating public housing for the elderly only duringthisreportperiod . (In process at the time of this report, with mo re detail in theA nnu al PlanforFYE9/30/04 .)</li> <li>▪ Provided additional/expanded services of Service Coordinator in elderly/disabled mid/high-rises.</li> <li>▪ AppliedforandreceivedROSSfundstocreatea ndcontinuetheW ellness Centerin Broad Park Manor. Student Nurs es in place in this wonderful, collaborative effort withYorkCollege.</li> <li>▪ Appliedforfundstoaddcaseworkertostafftoexpandservices,reducingthecurrent caseloadoftheexistingServiceCoordinator(approved).</li> </ul>
Annual	Target available assistance to familieswithdisabilities	<ul style="list-style-type: none"> <li>▪ Provided accommodations as needed to residents of public housing, subject to financialfeasibility.</li> <li>▪ Ofthe100vouchersreceived in2000,1 5% weretargetedtoperersonswithdisabilities.</li> </ul>

		Thesesubsidiescontinuetoassistfamilie swithdisabilities
Annual	Conduct activities to affirmatively furtherfairhousing	<ul style="list-style-type: none"> <li>▪ The hiring of a bilingual “Application Intake” employee helped to improve our ability to make sure all persons inquiring are made aware of all our programs, supportingo ur“equalhousingopportunity”initiatives.</li> </ul>

## Assessment of Site -Based Waiting List Development Demographic Characteristics

<b>Development Information</b>	<b>Initial mix of Racial and Disability Demographics July 23, 2001</b>	<b>April, 2002 mix of Racial and Disability Demographics</b>	<b>April, 2003 mix of Racial, Ethnic, and Disability Demographics</b>	<b>Percent changes between initial and current mix of Racial and Disability Demographics</b>
#1 Northern York Co.	48 White (74%) 16 Black (25%) 1 Other (1%) 14 Disabled (22%)	66 White (85%) 11 Black (14%) 1 Asian (1%) 11 Disabled (14%)	208 White (71%) 75 Black (26%) 1 Asian (0.3%) 73 Hispanic (25%) 56 Disabled (19%)	White -3% Black +1% Disabled -3%
#4 South West York Co.	34 White (79%) 7 Black (16%) 2 Other (5%) 5 Disabled (12%)	70 White (83%) 14 Black (17%) 9 Disabled (11%)	86 White (76%) 24 Black (21%) 25 Hispanic (22%) 15 Disabled (13%)	White -3% Black + 5% Disabled +10%

### 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/ 28/03**

<b>Development Name</b>	<b>Number of Units</b>	<b>Average Bedroom Size</b>	<b>Average Annual Income</b>	<b>% of PHA-Wide Income</b>	<b>%</b>	<b>Average Annual Income divided by BR Size</b>	<b>% of PHA-Wide Income (with BR Size Factored In)</b>	<b>%</b>
<b>PHA -Wide</b>	527	2.6	\$11,551	100%	0%	\$10,132	100%	0%
Codorus,201	48	2.5	10,368	90%	- 10%	\$9,175	91%	-9%
Wellington,202	71	2.5	13,381	116%	+ 16%	\$11,947	118%	+18%
Parkway,203	181	2.4	10,275	89%	-1 1%	\$9,341	92%	-8%
Parkway Extended,204	84	2.4	11,313	98%	- 2%	\$9,587	95%	-5%
Scattered Site,212	40	2.5	10,896	94%	- 6%	\$9,729	96%	-4%
W.Man.Twp/Wrightsville,213	20	2.5	11,124	96%	- 4%	\$9,844	97%	-3%
Codorus Extended,215	11	5.0	13,336	115%	+ 15%	\$8,283	82%	-18%
Glen Rock/Windsor,219	9	3.0	8,443	73%	- 27%	\$6,754	67%	-23%
Fairmont Village,223	23	2.7	13,468	117%	+ 17%	\$11,610	115%	+15%
N.Beaver Street,224	6	3.0	14,272	124%	+ 24%	\$11,418	113%	+13%
Fielding Way,233	14	3.0	17,273	150%	+ 50%	\$13,818	136%	+36%
Ridgefield Court,236	10	3.0	14,109	122%	+ 22%	\$11,287	111%	+11%
Red Lion,237	10	3.0	16,999	147%	+ 47%	\$13,599	134%	+34%

Notes:

- (1) Deconcentration Rule exempts elderly/disabled units and developments with less than 100 units from analysis. The YHA decided to analyze all family developments for their own purpose.
- (2) Target is 15% above or below the PHA -wide average. 85% = \$ 9,818 and 115% = \$1 3,284. When not required, the YHA will work to bring development in income into target range.

Justification for developments outside the target range :

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.