

LancasterCityHousingAuthority

(SubmittedJuly18,2003)

PHAPlan

AnnualPlanforFiscalYear2003

5-YearPlanforFiscalYears2003 -2007

**NOTE:THISPHA PLANSTEMPLATE(HUD50075)HASBEENCOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

LancasterCityHousingAuthorityFY2003AgencyPlan

**PHAPlan
AgencyIdentification**

PHAName: HousingAuthorityoftheCityofLancaster(PA)

PHANumber: PA036

PHAFiscalYearBeginning: 10/01/2001

PublicAccessToInformation

Informationregardinganyactivitiesoutlinedinthisplan canbeobtainedbycontacting:(selectallthat apply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- PHAlocaloffices

DisplayLocationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectallthatapply)

- MainadministrativeofficeofthePHA
- PHAdevelopmentmanagementoffices
- PHAlocaloffices
- Mainadministrativeofficeofthelocalgovernment
- MainadministrativeofficeoftheCountygovernment
- MainadministrativeofficeoftheStategovernment
- Publiclibrary
- PHAwebsite
- Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)

- MainbusinessofficeofthePHA
- PHAdevelopmentmanagementoffices
- Other(listbelow)

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5-YEAR PLAN

PHAF ISCAL YEARS 2003 -2007

[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.

The PHA's mission is: (state mission here)

The mission of the Lancaster City Housing Authority is to improve the quality of life consistent with local, commonwealth and federal statutes by:

providing decent, safe, and sanitary housing for low and moderate income individuals and families, retired persons and the handicapped;

recognizing the residents as our ultimate customer;

fostering an increased supply of quality housing affordable to low and moderate income residents throughout Lancaster County;

fostering development, ownership and successful management of housing;

taking a comprehensive approach that goes beyond bricks and mortar, to build links to social service and economic development organizations, and to assist neighborhood residents and community organizations in creating successful neighborhoods;

administering rental assistance and related programs which allow people to afford and access the wide range of housing opportunities, and

providing support and referral services which enable families and individuals to comprehensively address their housing and social service needs and to become increasingly self-sufficient.

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 OBJECTIVE SOVER 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.

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

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers: as demand and the ability to utilize them permits.
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below):
Work closely with non-profit arm (Community Basics, Inc.) and other appropriate agencies toward the development of new affordable housing opportunities.
Develop and implement a Section 8 Project-Based program.

FY2003 Progress Report:

- Provided maximum number of HC/S8 Vouchers by maintaining 100% utilization rate.
- Community Basics, Inc. (CBI) successfully obtained funding for one 23-unit LIHTC project and two SRO projects (33 units total).
- HC Vouchers (Fair Share) not available in FY2003.
- Considering applying for FY2003 Mainstream Program Vouchers. Secured 5-year extension on our Shelter+Care Program.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score) to not less than 90%.
- Increase customer satisfaction: RASS results
- Concentrate one effort to improve specific management functions:
Provide ongoing training opportunities
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
Maintain PHAS 'high performer' designation
Achieve and maintain SEMAP 'high performer' designation

FY2003 Progress Report:

- Ongoing professional training was provided selected staff.
- CFP programs are on schedule, providing ongoing modernization of the LCHA's housing stock.
- Our PHAS 'high performer' designation was achieved again with a FY2002 score of 97%.
- Our FY2002 SEMAP submission resulted in a score of 96% ('high performer').

PHA Goal: Increase assisted housing choices

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Objectives:

- Provide voucher mobility counseling:
- Conduct outreach effort to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program: Investigate potential programs
- Implement public housing or other homeownership programs: Investigate potential programs
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
Develop and implement a Section 8 Project -Based program.

FY2003 Progress Report:

- Voucher mobility counseling was provided.
- Landlord outreach was conducted. More is planned in FY2003.
- A Section 8 homeownership program is in place. We hope to have our first successful participant(s) in 2003.
- No Public Housing homeownership plan has been developed.

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: (excluding offering incentives)
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
Investigate the designation of buildings for particular resident groups;
Increase the desirability/appeal of our public housing stock

FY2003 Progress Report:

- Flat rents remain in place in order to encourage higher income households into lower income developments and to retain higher income households already residing in Public Housing.
- Our income mix remains such that additional measures — other than those already in place — have not been needed.
- One community police officer remains, and is paid for by CFP management improvement funds.
- The manager of our two 'elder/disabled' hires continues to monitor and assess the need for a designated housing plan.
- Ongoing modernization efforts have included work items that go specifically to the desirability/appeal of the housing stock.

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- Closed circuit TV (CCTV/surveillance) systems have been installed in Church Street Towers (PA36 - 003) and Farnum Street East (PA36 - 004).

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: via the FSS program
- Provide or attract support services to improve assistancerecipients' employability: via the FSS program
- Provide or attract support services to increase independence for the elderly or families with disabilities: via ROSS (Service Coordinator) Program
- Other: (list below)

FY2003 Progress Report:

- The HC VFSS program has achieved modest increases in employment among its clients.
- The HC VFSS program has provided its own (and attracted other) support services that served to increase client employability.
- The ROSS Program (Service Coordinator) has provided quality programming for our elderly/disabled residents that serve to increase independence and enhance the quality of life.
- The ED/SS Program has concluded.
- The PROMISE Program has concluded because we are unable to support it without PHDEP funding.
- Our FY2002 ROSS (RSDM) application was not successful. We will reapply in FY2003.

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- 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:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

FY2003 Progress Report:

- The LCHA counts as a highest priority equal housing opportunity for all applicants for its Public Housing and Section 8 programs.
- The LCHA counts as a highest priority the provision of fair housing practice to all of its Public Housing residents and Section 8 clients.

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- TheLCHAcountsasahighestpriorityequalaccesstoallofitsprogramsbypersons with disabilities.

OtherPHAGoalsandObjective s:(listbelow)

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AnnualPHAPlan PHAFiscalYear2003 [24CFRPart903.7]

AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

High Performing PHA: The LCHA is a high-performer and is submitting this plan as a streamlined plan for HUD's review. However, we have opted to complete all sections applicable to the LCHA —as though it were a standard plan —in order to give our residents, clients, landlords, and the public a clearer, more thorough look at the Authority.

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

i. Executive Summary of the Annual PHA Plan

[24CFRPart903. 79(r)]

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

This plan again provides an overview of a public housing authority that is dedicated to excellence. The Lancaster City Housing Authority's (LCHA) long history of high quality delivery of housing, resident initiative, and modernization programming speaks for itself. But this plan is, after all, about the future. The LCHA sees its future as one in which it maintains —and exceeds —its previous benchmarks. We reaffirm our commitment to provide the highest quality housing to the very broadest spectrum of deserving families and individuals. As for those who already reside with us, we renew our commitment to provide quality, innovative resident initiative and self-sufficiency programming, and beneficial, appropriate discretionary policy. We intend to continue our very productive partnerships with area agencies, organizations, and educational institutions, including: the Lancaster County Housing & Redevelopment Authority, Tabor Community Services, and the Lancaster City Bureau of Police, and Millersville University. We are committed to constant improvement of our Public Housing stock via the Capital Fund Program. We are dedicated to contributing to equal housing opportunity in our community. We look forward to working closely with our non-profit partner, Community Basics, Inc., as we investigate opportunities for the development of additional affordable housing and homeownership programs.

Lancaster City Housing Authority FY2003 Agency Plan

ii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

- Required Attachments:
- Attachment A** : FY2003 Capital Fund Program Annual Statement and 5 -Year Action Plan
(Attachment: pa036a01)
 - Attachment B** : FY2002 Capital Fund Program Performance & Evaluation Report
(Attachment: pa036b01)
 - Attachment C** : FY2001 Capital Fund Program Performance & Evaluation Report
(Attachment: pa036c01)
 - Attachment D** : FY2000 Capital Fund Program Performance & Evaluation Report (Final)
(Attachment: pa036d01)
 - Attachment E** : Membership of the Resident Advisory Board (Page 48)
 - Attachment F** : Resident Membership of the LCHA Governing Board (Page 49)

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- AttachmentG** :PublicHousingResidentCommunityServiceRequirements(Page50)
- AttachmentH** :PetPolicy(Page50)
- AttachmentI** :5 -YearPlanProgressReport(Pages3 –8)
- AttachmentJ** :CommentsoftheResidentAdvisoryBoard(Page45)
- AttachmentK** :Section8Homeowne rshipCapacityStatement(Page50)
- AttachmentL** :Section8Project -BasedVoucherProgram(Page50)
- AttachmentM** :Definitionofsubstantialdeviation,changeormodification.(Page51)
- AttachmentN** :Volu ntaryConversionInitialAssessments.(Page51)
- Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAsthataretroubledorat riskofbeingdesignatedtroubledONLY)

OptionalAttachments:

SupportingDocumentsAvaila bleforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&OnDisplay”columninthe appropriaterows.AlllisteddocumentsmustbeondisplayifapplicabletotheprogramactivitiesconductedbythePHA

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
Yes	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
Yes	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
Yes	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingcho iceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions’ initiativestoaffirmativelyfurtherfairhousingthatrequire thePHA’sinvolvement.	5YearandAnnualPlans
Yes	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI)andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisdiction	AnnualPlan: HousingNeeds
Yes	Mostrecentboard -approvedoperatingbudgetforthepublic housingprogram	AnnualPlan: FinancialResources;
Yes	PublicHousingAdmissionsand(Continued)Occupan cy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies
Yes	Section8AdministrativePlan	AnnualPlan:Eligibility, Selection,andAdmissions Policies

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification 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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	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
Yes	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
Yes	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	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
Yes	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	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
Yes	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved 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

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ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
N/A	Approvedorsubmittedassessmentsofreasonable revitalizationofp ublichousingandapprovedorsubmitted conversionplanspreparedpursuanttosection202ofthe 1996HUDAppropriationsAct	AnnualPlan:Conversionof PublicHousing
N/A	Approvedorsubmittedpublichousinghomeownership programs/plans	AnnualPlan: Homeownership
Yes	PoliciesgoverninganySection8Homeownershipprogram <input checked="" type="checkbox"/> checkhereifincludedintheSection8 AdministrativePlan	AnnualPlan: Homeownership
N/A	AnycooperativeagreementbetweenthePHAandtheTANF agency	AnnualPlan:Community Service&Self -Sufficiency
Yes	FSSActionPlan/sforpublichousingand/orSection8	AnnualPlan:Community Service&Self -Sufficiency
Yes	Mostrecentself -sufficiency(ED/SS,TOPorROSSorother residentservicesgrant)grant programreports	AnnualPlan:Community Service&Self -Sufficiency
Yes	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)	AnnualPlan:Safetyand CrimePrevention
Yes	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 result of that audit and the PHA's responseto any findings	AnnualPlan:An nualAudit
N/A	TroubledPHAs:MOA/RecoveryPlan	TroubledPHAs
None	Othersupportingdocuments(optional) (listindividually;useasmanylinesasnecessary)	(specifyasneeded)

1.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.Housin gNeedsofFamiliesintheJurisdictionServedbythePHA

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.

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HousingNeedsOfFamiliesintheJurisdictionbyFamilyType							
FamilyType	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income<=30%ofAMI(Allrenters)	3,303	5	3	4	3	3	4
Income>30%but<=50%ofAMI(Allrenter)	2,623	5	3	4	3	3	4
Income>50%but<80%ofAMI(Allrenters)	2,694	3	3	3	3	3	3
Elderly –Income<80%ofAMI	2,041	4	4	3	3	5	4
FamilieswithDisabilities	N/A	5	5	4	5	4	4
Race/EthnicityBlack –Income<80%ofAMI	769	3	3	3	3	3	4
Race/EthnicityHispanic –Income<80%ofAMI	1,453	3	3	3	3	3	4

What source 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
Indicate year: 1993
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) 2002 data projection
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

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HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input checked="" type="checkbox"/> Section8tenant -basedassistance			
<input type="checkbox"/> PublicHousing			
<input type="checkbox"/> CombinedSection8andPublicHousing			
<input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	678		160
Extremelylow income<=30%AMI	642	95%	
Verylowincome (>30%but<=50%AMI)	32	5%	
Lowincome (>50%but<80%AMI)	3	<1%	
Familieswith children	499	74%	
Elderlyfamilies	(includedbelow)		
Familieswith Disabilities -and - ElderlyFamilies	206	30%	
Race/White	544	80%	
Race/Black	166	24%	
Race/Amer.Indian	2	<1%	
Race/Asian	15	<2%	
Ethnicity/Hispanic	379	56%	
Ethnicity/Non-Hisp	341	50%	
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Ifyes:			
Howlonghasit beenclosed(#ofmonths)?25months			
DoesthePHAexpecttoopenthelistinthePHAPlanyear? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone)			
<input type="checkbox"/> Section 8 tenant -based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	977		108
Extremely low income <=30% AMI	771	79%	
Very low income (>30% but <=50% AMI)	187	19%	
Low income (>50% but <80% AMI)	19	2%	
Families with children	676	69%	
Elderly families	(included below)		
Families with Disabilities -and - Elderly Families	301	31%	
Race/White	833	85%	
Race/Black	237	24%	
Race/Amer. Indian	3	<1%	
Race/Asian	16	2%	
Ethnicity/Hispanic	668	68%	
Ethnicity/Non-Hisp	410	42%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	282	29%	20
1BR	22	2%	19
2BR	333	34%	16
3BR	316	32%	37
4BR	52	5%	10
5BR	2	<1%	6

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Housing Needs of Families on the Waiting List

Isthe waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? n/a
 Does the PHA expect to re-open the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -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
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 Maintain low turnover time for vacated public housing units

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed finance housing

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- PursuehousingresourcesotherthanpublichousingorSection8tenant -basedassistance.
- Other:(listbelow)
Workcloselywithnon -profitarm,CommunityBasics,Inc.,towardthedevelopmentofaffordable housingopportunities.

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Selectallthatapply

- ExceedHUDfederaltargetingrequiremen tsforfamiliesatorbelow30%ofAMIinpublichousing
- ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIintenant -basedsection 8assistance
- Employadmissionspreferencesaimedatfamilies witheconomichardships
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)
Retainexistingrentpoliciestosupportandencouragework

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)
Retainexistingrentpoliciestosupportandencouragework

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignation ofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecomeavailable
- Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

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- 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
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- 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

[24 CFR Part 903.79(b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	1,170,168	
b) Public Housing Capital Fund	948,446	
c) HOPEVI Revitalization	0	
d) HOEVI Demolition	0	
e) Annual Contributions for Section 8 Tenant -Based Assistance	4,931,524	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants	44,521	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
3. Public Housing Dwelling Rental Income		
Rent	1,159,821	PH Operations
Excess utilities	12,272	PH Operations
Non -dwelling rental	3,607	PH Operations
4. Other income (list below)		
Community room rental	1,000	PH Operations
Rooftop rental	23,432	PH Operations
Laundry room commissions	12,433	PH Operations
4. Non -federal sources (list below)	0	

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FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
Totalresources	\$8,307,224	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenot requiredto completesubcomponent3A.

(1)Eligibility

- a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)
- Whenfamiliesarewithinacertainnumberofbeingofferedaunit: **five(5)**
 - Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)
 - Other:(describe)
- b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityforadmissiontopublic housing(selectallthat apply)?
- CriminalorDrug -relatedactivity
 - Rentalhistory
 - Housekeeping
 - Other(describe):Landlordreference(s);creditcheck
- c. Yes No: DoesthePHArequestcriminalrecordsfromlocallawenforcementagenciesfor screeningpurposes?
- d. Yes No: DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesfor screeningpurposes?
- e. Yes No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(either directlyorthroughanNCIC -authorizedsource)

(2)WaitingListOrganization

- a. WhichmethodsdoesthePHAplantouse toorganize itspublichousingwaitinglist(selectallthatapply)
- Community-widelist
 - Sub-jurisdictionallists
 - Site-basedwaitinglists
 - Other(describe)
- b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

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

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

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. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

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 a list or are removed from the waiting list? (select one)

- One
 Two
 Three or More

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: One rejected choice moves applicant to the bottom of the list. Two rejected choices remove the applicant from the list. Other extenuating circumstances may be considered.

(4) Admissions Preferences

a. In coming year:

- 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?

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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)
- Resident choice: (state circumstances below)
- Transfer to Scattered Sites
- Other: (list below)

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 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)
- Residents who live in housing condemned by the City

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

1 Date and Time

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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
- Residents who live and/or 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 reprisals or hate crimes
- 1 Other preference(s) (list below)
Residents who live in housing condemned by the City

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list): Public Housing Resident 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

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- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of the covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug -related activity only to the extent required by law or regulation
 - Criminal and drug -related activity, more extensive than required by law or regulation
 - More general screening than criminal and drug -related activity (list factors below)
 - Other (list below)
- 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)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug -related activity
 - Other (describe below):
Tenant history, if known.

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(2)WaitingListOrganization

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 main administrative office
- Other (list below)

(3)SearchTime

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; Request for Lease Approval is not approvable (e.g. repairs are required)

(4)Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

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Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal or hate crimes
- Other preference(s) (list below)
Residents who live in housing condemned by the City of Lancaster, Pa.

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.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- 2 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
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisal or hate crimes
- 1 Other preference(s) (list below)
Residents who live in housing condemned by the City of Lancaster, Pa.

4. Among applicants on the waiting list with 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

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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 within income tiers

Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below):

Notification to areas social/human service agencies

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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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:
- 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):
Earned income (if two adults are working full time, then 50% of gross or lesser is excluded);
Cost of health care insurance is excluded;
Welfare cash grant is excluded (if working more than 30 hrs.)

e. Ceiling rents

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

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

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

- For all developments

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- For all general occupancy developments (no telderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high -rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

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

f. Rent re-determinations:

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

- Never
 - At family option
 - Anytime the family experiences an income increase
 - Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
 - Other (list below)
- Other requirements are more fully described in Chapter 12 of the *Admission & Occupancy Policy*.

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below): Survey of similar assisted units in the neighborhood.

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 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)

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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.
- A brief description of the management structure and organization of the PHA follows:
 The public housing program utilizes project -based management and maintenance. These project bases are:
- Susquehanna Court, PA36 -1
Scattered Sites, PA36 -7
Scattered Sites, PA36 -11
 - Franklin Terrace, PA36 -2
 - Church Street Towers, PA36 -3
Farnum Street East, PA36 -4

Resident initiatives and modernization are administered agency -wide from centrally -located operations. The Section 8 program is centrally -operated.

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	565	108
Section 8 Vouchers	903	160
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification=20 Shelter+Care=9	Program ends 10/31/03 6
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs (list individually)		
ED/SS	272	Unknown
ROSS	272	Unknown

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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 measure 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)
(Policies include, but are not limited to:) Admission & Occupancy; Lease; Maintenance; Pest Control; Deceased Resident; Equal Housing Opportunity; Live-In Aide; On-Call Maintenance; Parking; Procurement; Repair Charges; various fiscal policies.
2. Section 8 Management: (list below)
Administrative Plan

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:
Utilize third-party, impartial hearing officer (local attorney).

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 24CFR 982?

If yes, list additions to federal requirements below:
Utilize third-party, impartial hearing officer (local attorney).

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)

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7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment A: pa36a01

-or-

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

(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 at Attachment A: pa036a01

-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.

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

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

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

- 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.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input type="checkbox"/>

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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.

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
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 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 type="checkbox"/>

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4. Datethisdesignationapproved,submitted,orplannedforsubmission: (DD/MM/YY)
5. Ifapproved,willthisdesignationconstitutea(selectone) <input type="checkbox"/> NewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 7. Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenorequiredtocompletet hissection.

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

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

2. Activity Description

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

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

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<input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

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

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

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

1. 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 11B. If "No", complete the Activity Description table below.)

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PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname: 1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof1937(effective10/1/99)
3.Applicationstatus:(selectone) <input type="checkbox"/> Approved;includedinthePHA'sHomeownershipPlan/ Program <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: (DD/MM/YYYY)
5. Numberofunitsaffected: 6.Coverage ofaction:(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment

B.Section8TenantBasedAssistance

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 24CFR 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:

The Lancaster City Housing Authority has partnered with the Lancaster County Housing Authority, Tabor Community Services, Lancaster Housing Opportunity Partnership (LHOP), and are a bank to deliver a Section 8 Homeownership Program. To be eligible, a Section 8 client must...

- Be a Section 8 participant for at least one year;
- Be participating in, or willing to participate in, the Section 8 Family Self-Sufficiency (FSS) program;
- Be consistently employed fulltime (30 hrs./wk.) for one year (elderly and disabled persons excepted);
- Meet income eligibility requirements;
- Not have committed any serious or repeated violations of your lease in the past year;
- Not have had any family -caused (serious) damage to your home in the past year;
- Not owe the Housing Authority or your landlord any money;
- Not have owned a home in the past three years.

Program highlights...

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Eligible families will participate in LHOP's and Tabor's home ownership counseling sessions. Topics will include: home maintenance; budgeting; credit; how to find a home and negotiate the sales price; how to get financing; and more.

Participants will be given guidance on how to find the right home for you in the location that best fits their needs and desires. It can be an existing house or one that is under construction. It can also be a unit in a cooperative or condominium.

All of the partners in this program are rededicated to helping participants succeed in finding, buying and keeping a home. Ongoing counseling will be provided to further ensure their success.

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 home ownership option?

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

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

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below: Participation in the Family Self-Sufficiency Program.

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 PHAs are not required to complete sub-component C. -Only

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)?

The Lancaster County Office of the Pennsylvania Department of Public Welfare (DPW) office has reached out to us (at their State office's direction) and is urging us to enter into a Cooperative Agreement with them to better serve our shared Public Housing residents and Housing Choice Voucher clients. The agreement should be in place by 09/30/2003.

If yes, what was the date that agreement was signed? _____

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

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- 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)

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 program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office, PHA main office, other provider name)	Eligibility (public housing or section 8 participants or both)
Van Transportation Program	150	Open participation	Development offices	Public housing

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(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2002)	Actual Number of Participants (As of: 04/30/2002)
Public Housing	0	0
Section 8	90	37

- b. Yes No: If the PHA is not maintaining the minimum programs 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 train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

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- 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)

1. Which developments are most affected? (list below):

- Susquehanna Court, PA36 -1
- Franklin Terrace, PA36 -2
- Church Street Towers, PA36 -3
- Farnum Street East, PA36 -4
- Scattered Sites I, PA36 -7
- Scattered Sites II, PA36 -11

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):
Electronics surveillance

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

- Susquehanna Court, PA36 -1
- Franklin Terrace, PA36 -2
- Church Street Towers, PA36 -3
- Farnum Street East, PA36 -4

C. Coordination between PHA and the police

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- 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, office 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)
Interact with neighboring community/neighborhood policing zones
- Which developments are most affected? (list below)
 - Susquehanna Court, PA36 -1
 - Franklin Terrace, PA36 -2
 - Church Street Towers, PA36 -3
 - Farnum Street East, PA36 -4
 - Scattered Sites I, PA36 -7
 - Scattered Sites II, PA36 -11

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2002 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
 Yes No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?
 Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 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.)
- Yes No: Was the most recent fiscal audit submitted to HUD?
- Yes No: Were there any findings as the result of that audit?

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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

[24CFR Part 903.79(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?
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 Housing Asset Management Table? **optional Public**

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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:
Representatives from our two elderly/disabled high-rise developments were again prepared with a short list of items pertaining to the proposed use of the Capital Fund. The list included their: security/policing; kitchen cabinetry; and flooring. Each item was discussed. Some items were included in the planned use of the FY2003 Capital Fund. The others were resolved through discussion.
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 PHA changed portions of the PHA Plan in response to comments.

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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 the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **City of Lancaster, PA**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

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- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The City of Lancaster and the Lancaster City Housing Authority share the following three broad goals:

- Preserve and maintain its existing housing stock;
- Promote affordable housing for persons and families of various income levels; and,
- Promote homeownership

(Excerpt from Section **IV.Housing** of the City of Lancaster's 1993 Consolidated Plan)

- Other: (list below)

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

- The City will also support the efforts of non-profit housing developers.
- The City also intend to reinstitute a viable Rental Rehabilitation Program.
- Homeownership will also be promoted through the City's Homebuyer Assistance Program.
- The City will assist the creation of affordable rental units by providing funding when necessary to its CHDOs and other non-profit developers.
- The City will support the applications of agencies for funding under the Continuum of Care Program and other Federal programs.
- The City's inspector will also continue to produce and distribute material to educate residents about the hazards of poisoning of children from lead-based paint.
- The City will continue to work through the County's Human Relations Commission to identify, investigate, and resolve issues of fair housing in the City.
- The City will continue to actively participate in the planning process of the Lancaster City Housing Authority's Five-Year and Annual Plan development, and to coordinate on other affordable housing issues affecting the City.
- The City has implemented programs in conjunction with local non-profits to address... barriers (to affordable housing), and will continue to support them and expand them as appropriate.

(Excerpts from Section **IV.Housing** of the City of Lancaster's 1993 Consolidated Plan)

D. Other Information Required by HUD

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

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Attachments

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

Attachment E:

Membership of the Resident Advisory Board

Board Member	Representing
Anna Gehman, Treasurer CAFRO 33 E. Farnum Street, Apt. 921 Lancaster, PA 17602	PA36-4 CAFRO Farnum Street East
Marye Codish, Resident 33 E. Farnum Street, Apt. 202 Lancaster, PA 17602	PA36-4 Farnum Street East
Hazel Gantt, Secretary CAFRO 33 E. Farnum Street, Apt. 620 Lancaster, PA 17602	PA36-4 CAFRO Farnum Street East
Christina Baretta 687 Almanac Avenue Lancaster, PA 17602	PA36-2 Franklin Terrace Resident
Anita Schaeffer 250 West King Street Apt. 308 Lancaster, PA 17603	Section 8 Client
Officer Jim Smith	Community Police
Bob Schellhamer, Executive Director	Staff
Anne Marie Theurer, Section 8 Program Coordinator	Staff
Bill Steele, Systems Coordinator	Staff
Wendy O'Donnell, Housing Administrator PA36 -1,7,11	Staff
Beth Detz, Housing Administrator, PA36 -3,4	Staff
Kathie Dissinger, Assistant Housing Administrator, PA36 -2	Staff
Carol Moad, Resident Initiatives Coordinator	Staff
Alvin Blakely, Maintenance Supervisor, PA36 -2	Staff
Rich Patterson, Maintenance Supervisor, PA36 -3,4	Staff
Denny Cassel, Maintenance Supervisor, PA36 -1,7	Staff

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Resident Advisory Board (continued)

Board Member	Representing
Donald Lawson, Board of Directors	LCHA Board (and) PA36-3 Church Street Towers
Norman Grinager, Planner, City of Lancaster	Local Government

Attachment F:

Resident Membership of the LCHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

a. Name of resident member(s) on the governing board: Donald D. Lawson

b. How was the resident board member selected: (select one)?

- Elected
 Appointed

c. The term of appointment is (include the date term expires): 11/1999 through 11/2004

2. a. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

b. Date of next term expiration of a governing board member: 11/2003

c. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Charles Smithgall, Mayor, City of Lancaster, Pennsylvania

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Attachment G:

Implementation of Public Housing Resident Community Service Requirements

The LCHA has its Community Service Program in place. Until recently, the requirement had been suspended by Congress. We are prepared to resume the program according to the instructions and timetable included in Notice PIH2003 -17 and the regulations associated with it.

Attachment H:

Pet Policy

The LCHA's Pet Policy appears in Chapters 10 (elderly/disabled) and 11 (family) of its *Admission & Occupancy Policy*. The provisions of the two chapters are very similar. They share identical clauses regarding: (a) definition of "pet"; (b) pet permit; (c) conditions for issuance of the pet permit; (d) revocation of a pet permit; (e) death of a pet; (f) damages; (g) inspection of a unit; (h) policy violation procedures; (i) termination of tenancy; (j) pet removal; and, (k) emergencies. The "Pet Management Plan" section of the policy contains a slight difference to accommodate the difference in the type and design of the development in which the pet will reside.

Attachment K:

Section 8 Homeownership Capacity Statement

The LCHA has implemented a Section 8 Homeownership Program. (See Section 11.B.) The LCHA demonstrates its capacity to administer such a program by satisfying the following criteria:

- a) The program will establish a minimum homeowner down payment requirement of at least 3% and will require that at least 1% of the down payment come from the family's resources; and,
 - b) The program will require that financing for the purchase of a home under its Section 8 homeownership program will be provided, insured or guaranteed by the State or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
-

Attachment L:

Section 8 Project -Based Voucher Program

The LCHA has implemented a project -based voucher program utilizing fifty -six (56) of its Housing Choice Vouchers. The program serves elderly, handicapped and disabled persons/families. Projects are relocated in

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eligible census tracts within the City of Lancaster, Pennsylvania. The projects provide reasonable housing choice to program applicants.

Implementation of a project-based program is consistent with the LCHA's 5-Year and Annual Plans in that it serves to provide additional affordable housing opportunity and housing choice to the very low income elderly, handicapped and disabled population. It adds the availability of a much-needed supply of handicapped accessible units. Applicants to the project-based program will have access to assistance faster than those applying to the tenant-based program. All-in-all, the project-based program will reach this underserved target population faster and more effectively than the tenant-based program is able. Finally, it helps the LCHA to maximize its utilization rate.

Attachment M:

Housing Authority of the City of Lancaster's definition of substantial deviation and significant change or modification.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Lancaster that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Directors.

Attachment N:

Voluntary Conversions Initial Assessments

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the LCHA's developments are subject to the Required Initial Assessments?
 1. Susquehanna Court, PA36 -1
 2. Franklin Terrace, PA36 -2
 3. Scattered Sites, PA36 -7
 4. Scattered Sites, PA36 -11
- b. How many of the LCHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects?)
 1. Church Street Towers, PA36 -3
 2. Farnum Street East, PA36 -4
- c. How many Assessments were conducted for the LCHA's covered developments?

Four – one for each of the covered developments.
- d. Identify LCHA developments that may be appropriate for conversion based on the Required Initial Assessment.

None.

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- e. If the LCHA has not completed the Required Initial Assessments, describe the status of these assessments.

Assessments are complete and on file at the LCHA's central offices.

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 Lancaster

Grant Type and Number
Capital Fund Program Grant No: **PA26P03650103**
Replacement Housing Factor Grant No:

Federal FY of Grant:
2003

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
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$142,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$94,800.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$1,000.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$38,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$477,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$26,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$60,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$69,646.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$948,446.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security--Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security--Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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 Lancaster		Grant Type and Number Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	Software	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	
	Staff training	"		\$12,000.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives Coordinator (RIC)	"		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives	"		\$60,000.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Coordinator	"		\$12,500.00	\$0.00	\$0.00	\$0.00	
	Resident Handbook	"		\$2,500.00	\$0.00	\$0.00	\$0.00	
	Community Service Implementation	"		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Total 1408				\$142,000.00	\$0.00	\$0.00	\$0.00
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$94,800.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	A&E services @ 4% of the annual grant amount, based on actual scope of design work	1430		\$40,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Non-routine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Non-routine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Office/community equipment	1475		\$25,646.00	\$0.00	\$0.00	\$0.00	
"	Non-dwelling structures	1470		\$2,500.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-001 Susquehanna Court	Site: Concrete; fencing; landscaping; parking	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$38,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$38,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$85,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$85,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$12,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$12,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$6,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$6,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Office; maintenance; community; vehicle	1475		\$14,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$14,000.00	\$0.00	\$0.00	\$0.00		
Total	Susquehanna Court		Project Total:	\$170,000.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-002 Franklin Terrace	Site: Concrete; fencing; landscaping; parking	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$22,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$22,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$6,000.00	\$0.00	\$0.00	\$0.00		
Total Franklin Terrace			Project Total:	\$83,000.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-003 Church Street Towers	Site: Concrete; fencing; landscaping; parking	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Security	1470		\$10,000.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$10,000.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Community	1475		\$2,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$2,000.00	\$0.00	\$0.00	\$0.00		
Total, Church Street Towers			Project Total:	\$29,000.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-004 Farnum Street East	Site: Concrete; fencing; landscaping; parking	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$95,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$95,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: Hallways; lobbies; community rooms	1470		\$45,000.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$45,000.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Security	1470		\$2,500.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$2,500.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$6,000.00	\$0.00	\$0.00	\$0.00		
Total	Farnum Street East		Project Total:	\$154,500.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-007 Scattered Sites I	Site: Concrete; fencing; landscaping	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$14,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$14,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$14,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$14,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$11,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$11,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$2,500.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Vehicle	1475		\$8,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$8,000.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites I		Project Total:	\$51,500.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-011 Scattered Sites II	Site: Concrete; fencing; landscaping	1450		\$18,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$18,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$26,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$26,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$50,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$50,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$2,500.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Vehicle	1475		\$8,000.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$8,000.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites II		Project Total:	\$154,500.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Lancaster		Capital Fund Program Grant No.: PA26P03650103 Replacement Housing Factor Grant No:					2003
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Software	09/30/04			09/30/05			
Staff training	09/30/04			09/30/05			
Resident Initiatives Coordinator (RIC)	09/30/04			09/30/05			
Resident Initiatives	09/30/04			09/30/05			
Capital Fund Program Coordinator	09/30/04			09/30/05			
Resident Handbook	09/30/04			09/30/05			
Community Service Implementation	09/30/04			09/30/05			
HA-Wide Nonroutine vacancy prep.	n/a			n/a			
" Nonroutine PM repairs	n/a			n/a			
" Appliances	n/a			n/a			
" Office/community equipment	09/30/04			09/30/05			
" Non-dwelling structures	09/30/04			09/30/05			
PA36-001 Susquehanna Court	09/30/04			09/30/05			
PA36-002 Franklin Terrace	09/30/04			09/30/05			
PA36-003 Church Street Towers	09/30/04			09/30/05			
PA36-004 Farnum Street East	09/30/04			09/30/05			
PA36-007 Scattered Sites I	09/30/04			09/30/05			
PA36-011 Scattered Sites II	09/30/04			09/30/05			

CapitalFundProgramFive-YearActionPlan
PartI:Summary

PHAName: HousingAuthorityoftheCityofLancaster						<input checked="" type="checkbox"/> Original5-YearPlan <input type="checkbox"/> RevisionNo: ___
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2	WorkStatementforYear3	WorkStatementforYear4	WorkStatementforYear5	
	2003	FFYGrant: 2004 PHAFY: 2004	FFYGrant: 2005 PHAFY: 2005	FFYGrant: 2006 PHAFY: 2006	FFYGrant: 2007 PHAFY: 2007	
PA36-001,SusquehannaCourt	Annual Statement	\$106,500	\$131,500	\$191,500	\$177,500	
PA36-002,FranklinTerrace		\$62,500	\$82,500	\$62,500	\$117,500	
PA36-003,ChurchStreetTowers		\$122,500	\$52,500	\$52,500	\$57,500	
PA36-004,FarnumStreetEast		\$227,500	\$227,500	\$180,000	\$124,000	
PA36-007,ScatteredSitesI		\$65,000	\$75,000	\$77,500	\$77,500	
PA36-011,ScatteredSitesII		\$52,500	\$67,500	\$72,500	\$82,500	
HA-WidePhysicalActivities		\$40,000	\$40,000	\$40,000	\$40,000	
HA-WideNon-PhysicalActivities		\$271,946	\$271,946	\$271,946	\$271,946	
HA-WideContingency@0%	\$0	\$0	\$0	\$0		
CFPFundsListedfor 5-yearplanning	\$948,446	\$948,446	\$948,446	\$948,446		
ReplacementHousing FactorFunds	\$0	\$0	\$0	\$0		

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages---WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005				
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost		
	HA-WidePhysicalImprovements	HA-WIDESite: Centralandprogramoffices	\$2,500	HA-WidePhysicalImprovements	HA-WIDESite: Centralandprogramoffices	\$2,500		
		TotalSite:	\$2,500		TotalSite:	\$2,500		
		ON-DEMANDMech.andElectrical: Centralandprogramoffices	\$2,500		ON-DEMANDMech.andElectrical: Centralandprogramoffices	\$2,500		
		TotalM&E:	\$2,500		TotalM&E:	\$2,500		
		ON-DEMANDBuildingExterior: Centralandprogramoffices	\$2,500		ON-DEMANDBuildingExterior: Centralandprogramoffices	\$2,500		
		TotalB.E.:	\$2,500		TotalB.E.:	\$2,500		
		ON-DEMANDDwellingUnits: None	\$0		ON-DEMANDDwellingUnits: None	\$0		
		TotalDUs:	\$0		TotalDUs:	\$0		
		HA-WIDEDwellingEquipment: None	\$0		HA-WIDEDwellingEquipment: None	\$0		
		TotalD.E.:	\$0		TotalD.E.:	\$0		
		HA-WIDEInteriorCommonAreas: Centralandprogramoffices	\$2,500		HA-WIDEInteriorCommonAreas: Centralandprogramoffices	\$2,500		
		TotalICAs:	\$2,500		TotalICAs:	\$2,500		
		HA-WIDESite-WideFacilities: None	\$0		HA-WIDESite-WideFacilities: None	\$0		
		TotalSWFs:	\$0		TotalSWFs:	\$0		
		HA-WIDENondwellingEquipment: Computerhardware;officefurniture	\$30,000		HA-WIDENondwellingEquipment: Computerhardware;officefurniture	\$30,000		
		TotalNDE:	\$30,000		TotalNDE:	\$30,000		
		SubtotalofEstimatedCost			\$40,000	SubtotalofEstimatedCost		\$40,000

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007							
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost					
	HA-WidePhysicalImprovements	HA-WIDESite: Centralandprogramoffices	\$2,500	HA-WidePhysicalImprovements	HA-WIDESite: Centralandprogramoffices	\$2,500					
		TotalSite:	\$2,500		TotalSite:	\$2,500					
		ON-DEMANDMech.andElectrical: Centralandprogramoffices	\$2,500		ON-DEMANDMech.andElectrical: Centralandprogramoffices	\$2,500					
		TotalM&E:	\$2,500			TotalM&E:	\$2,500				
		ON-DEMANDBuildingExterior: Centralandprogramoffices	\$2,500			ON-DEMANDBuildingExterior: Centralandprogramoffices	\$2,500				
		TotalB.E.:	\$2,500				TotalB.E.:	\$2,500			
		ON-DEMANDDwellingUnits: None	\$0				ON-DEMANDDwellingUnits: None	\$0			
		TotalDUs:	\$0					TotalDUs:	\$0		
		HA-WIDEDwellingEquipment: None	\$0					HA-WIDEDwellingEquipment: None	\$0		
		TotalD.E.:	\$0						TotalD.E.:	\$0	
		HA-WIDEInteriorCommonAreas: Centralandprogramoffices	\$2,500						HA-WIDEInteriorCommonAreas: Centralandprogramoffices	\$2,500	
		TotalICAs:	\$2,500							TotalICAs:	\$2,500
		HA-WIDESite-WideFacilities: None	\$0							HA-WIDESite-WideFacilities: None	\$0
		TotalSWFs:	\$0								TotalSWFs:
HA-WIDENondwellingEquipment: Computerhardware;officefurniture	\$30,000	HA-WIDENondwellingEquipment: Computerhardware;officefurniture	\$30,000								
TotalNDE:	\$30,000		TotalNDE:	\$30,000							
SubtotalofEstimatedCost			\$40,000	SubtotalofEstimatedCost							\$40,000

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages---WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-001,SusquehannaCourt	Site: Concrete;fencing;landscaping;parking TotalSite:	\$10,000 ----- \$10,000	PA36-001,SusquehannaCourt	Site: Concrete;fencing;landscaping;parking TotalSite:	\$29,000 ----- \$29,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E:	\$14,000 ----- \$14,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E:	\$20,000 ----- \$20,000
		BuildingExterior: Porches;roofs;siding;painting TotalB.E.:	\$50,000 ----- \$50,000		BuildingExterior: Porches;roofs;siding;painting TotalB.E.:	\$50,000 ----- \$50,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs:	\$15,000 ----- \$15,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs:	\$15,000 ----- \$15,000
		DwellingEquipment: Ranges;refrigerators TotalD.E.:	\$5,000 ----- \$5,000		DwellingEquipment: Ranges;refrigerators TotalD.E.:	\$5,000 ----- \$5,000
		InteriorCommonAreas: None TotalICAs:	\$0 ----- \$0		InteriorCommonAreas: None TotalICAs:	\$0 ----- \$0
		Site-WideFacilities: Communitybuilding TotalSWFs:	\$5,000 ----- \$5,000		Site-WideFacilities: Communitybuilding TotalSWFs:	\$5,000 ----- \$5,000
		NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	\$7,500 ----- \$7,500		NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	\$7,500 ----- \$7,500
	SubtotalofEstimatedCost		\$106,500	SubtotalofEstimatedCost		\$131,500

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007								
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost						
	PA36-001,SusquehannaCourt	Site: Concrete;fencing;landscaping;parking	\$29,000	PA36-001,SusquehannaCourt	Site: Concrete;fencing;landscaping;parking	\$5,000						
		TotalSite:	\$29,000		TotalSite:	\$5,000						
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$20,000		PA36-001,SusquehannaCourt	MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$20,000					
		TotalM&E:	\$20,000			TotalM&E:	\$20,000					
		BuildingExterior: Porches;roofs;siding;painting	\$110,000			PA36-001,SusquehannaCourt	BuildingExterior: Porches;roofs;siding;painting	\$85,000				
		TotalB.E.:	\$110,000				TotalB.E.:	\$85,000				
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$15,000				PA36-001,SusquehannaCourt	DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$50,000			
		TotalDUs:	\$15,000					TotalDUs:	\$50,000			
		DwellingEquipment: Ranges;refrigerators	\$5,000					PA36-001,SusquehannaCourt	DwellingEquipment: Ranges;refrigerators	\$5,000		
		TotalD.E.:	\$5,000						TotalD.E.:	\$5,000		
		InteriorCommonAreas: None	\$0						PA36-001,SusquehannaCourt	InteriorCommonAreas: None	\$0	
		TotalICAs:	\$0							TotalICAs:	\$0	
		Site-WideFacilities: Communitybuilding	\$5,000							PA36-001,SusquehannaCourt	Site-WideFacilities: Communitybuilding	\$5,000
		TotalSWFs:	\$5,000								TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500	PA36-001,SusquehannaCourt	NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500								
TotalINDE:	\$7,500		TotalINDE:	\$7,500								
SubtotalofEstimatedCost			\$191,500	SubtotalofEstimatedCost							\$177,500	



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

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-002,FranklinTerrace	Site: Concrete;fencing;landscaping;parking TotalSite: MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E: BuildingExterior: Porches;roofs;siding;painting TotalB.E.: DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs: DwellingEquipment: Ranges;refrigerators TotalD.E.: InteriorCommonAreas: None TotalICAs: Site-WideFacilities: Communitybuilding TotalSWFs: NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	 \$10,000 ----- \$10,000 \$15,000 ----- \$15,000 \$10,000 ----- \$10,000 \$10,000 ----- \$10,000 \$5,000 ----- \$5,000 \$0 ----- \$0 \$5,000 ----- \$5,000 \$7,500 ----- \$7,500	PA36-002,FranklinTerrace	Site: Concrete;fencing;landscaping;parking TotalSite: MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E: BuildingExterior: Porches;roofs;siding;painting TotalB.E.: DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs: DwellingEquipment: Ranges;refrigerators TotalD.E.: InteriorCommonAreas: None TotalICAs: Site-WideFacilities: Communitybuilding TotalSWFs: NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	 \$10,000 ----- \$10,000 \$15,000 ----- \$15,000 \$15,000 ----- \$15,000 \$25,000 ----- \$25,000 \$5,000 ----- \$5,000 \$0 ----- \$0 \$5,000 ----- \$5,000 \$7,500 ----- \$7,500
	SubtotalofEstimatedCost		\$62,500	SubtotalofEstimatedCost		\$82,500

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-002,FranklinTerrace	Site: Concrete;fencing;landscaping;parking	\$10,000	PA36-002,FranklinTerrace	Site: Concrete;fencing;landscaping;parking	\$10,000
		TotalSite:	\$10,000		TotalSite:	\$10,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000
		TotalM&E:	\$15,000		TotalM&E:	\$15,000
		BuildingExterior: Porches;roofs;siding;painting	\$10,000		BuildingExterior: Porches;roofs;siding;painting	\$25,000
		TotalB.E.:	\$10,000		TotalB.E.:	\$25,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$10,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$50,000
		TotalDUs:	\$10,000		TotalDUs:	\$50,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: None	\$0		InteriorCommonAreas: None	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: Communitybuilding	\$5,000		Site-WideFacilities: Communitybuilding	\$5,000
		TotalSWFs:	\$5,000		TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500			
TotalNDE:	\$7,500	TotalNDE:	\$7,500			
	SubtotalofEstimatedCost		\$62,500	SubtotalofEstimatedCost		\$117,500

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

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-003,ChurchStreetTowers	Site: Concrete;landscaping;parking	\$10,000	PA36-003,ChurchStreetTowers	Site: Concrete;landscaping;parking	\$5,000
		TotalSite:	\$10,000		TotalSite:	\$5,000
		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$10,000		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$10,000
		TotalM&E:	\$10,000		TotalM&E:	\$10,000
		BuildingExterior: Roofing;entries;brick	\$5,000		BuildingExterior: Roofing;entries;brick	\$5,000
		TotalB.E.:	\$5,000		TotalB.E.:	\$5,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$15,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$20,000
		TotalDUs:	\$15,000		TotalDUs:	\$20,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: Hallways;lobbies;communityroom	\$0		InteriorCommonAreas: Hallways;lobbies;communityroom	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: Security	\$75,000		Site-WideFacilities: Security	\$5,000
		TotalSWFs:	\$75,000		TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500			
TotalNDE:	\$2,500	TotalNDE:	\$2,500			
SubtotalofEstimatedCost		\$122,500	SubtotalofEstimatedCost		\$52,500	

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-003,ChurchStreetTowers	Site: Concrete;landscaping;parking	\$5,000	PA36-003,ChurchStreetTowers	Site: Concrete;landscaping;parking	\$5,000
		TotalSite:	\$5,000		TotalSite:	\$5,000
		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$10,000		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$10,000
		TotalM&E:	\$10,000		TotalM&E:	\$10,000
		BuildingExterior: Roofing;entries;brick	\$5,000		BuildingExterior: Roofing;entries;brick	\$5,000
		TotalB.E.:	\$5,000		TotalB.E.:	\$5,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$15,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$15,000
		TotalDUs:	\$15,000		TotalDUs:	\$15,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: Hallways;lobbies;communityroom	\$5,000		InteriorCommonAreas: Hallways;lobbies;communityroom	\$10,000
		TotalCAs:	\$5,000		TotalCAs:	\$10,000
		Site-WideFacilities: Security	\$5,000		Site-WideFacilities: Security	\$5,000
		TotalSWFs:	\$5,000		TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500			
TotalNDE:	\$2,500	TotalNDE:	\$2,500			
	SubtotalofEstimatedCost		\$52,500	SubtotalofEstimatedCost		\$57,500

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

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-004,FarnumStreetEast	Site: Concrete;landscaping;parking	\$10,000	PA36-004,FarnumStreetEast	Site: Concrete;landscaping;parking	\$10,000
		TotalSite:	\$10,000		TotalSite:	\$10,000
		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$110,000		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$160,000
		TotalM&E:	\$110,000		TotalM&E:	\$160,000
		BuildingExterior: Roofing;entries;brick	\$5,000		BuildingExterior: Roofing;entries;brick	\$5,000
		TotalB.E.:	\$5,000		TotalB.E.:	\$5,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$10,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$10,000
		TotalDUs:	\$10,000		TotalDUs:	\$10,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: Hallways;lobbies;communityroom	\$75,000		InteriorCommonAreas: Hallways;lobbies;communityroom	\$25,000
		TotalCAs:	\$75,000		TotalCAs:	\$25,000
		Site-WideFacilities: Security	\$5,000		Site-WideFacilities: Security	\$5,000
		TotalSWFs:	\$5,000		TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$7,500			
TotalNDE:	\$7,500	TotalNDE:	\$7,500			
SubtotalofEstimatedCost		\$227,500	SubtotalofEstimatedCost		\$227,500	

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007								
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost						
	PA36-004,FarnumStreetEast	Site: Concrete;landscaping;parking	\$5,000	PA36-004,FarnumStreetEast	Site: Concrete;landscaping;parking	\$10,000						
		TotalSite:	\$5,000		TotalSite:	\$10,000						
		MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$100,000		PA36-004,FarnumStreetEast	MechanicalandElectrical: Heat;hotwater;electrical;ventilation plumbing	\$60,000					
		TotalM&E:	\$100,000			TotalM&E:	\$60,000					
		BuildingExterior: Roofing;entries;brick	\$5,000			PA36-004,FarnumStreetEast	BuildingExterior: Roofing;entries;brick	\$5,000				
		TotalB.E.:	\$5,000				TotalB.E.:	\$5,000				
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$48,000				PA36-004,FarnumStreetEast	DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$27,000			
		TotalDUs:	\$48,000					TotalDUs:	\$27,000			
		DwellingEquipment: Ranges;refrigerators	\$5,000					PA36-004,FarnumStreetEast	DwellingEquipment: Ranges;refrigerators	\$5,000		
		TotalD.E.:	\$5,000						TotalD.E.:	\$5,000		
		InteriorCommonAreas: Hallways;lobbies;communityroom	\$5,000						PA36-004,FarnumStreetEast	InteriorCommonAreas: Hallways;lobbies;communityroom	\$5,000	
		TotalCAs:	\$5,000							TotalCAs:	\$5,000	
		Site-WideFacilities: Security	\$5,000							PA36-004,FarnumStreetEast	Site-WideFacilities: Security	\$5,000
		TotalSWFs:	\$5,000								TotalSWFs:	\$5,000
NondwellingEquipment: Office;maintenance;community; vehicle	\$7,000	PA36-004,FarnumStreetEast	NondwellingEquipment: Office;maintenance;community; vehicle	\$7,000								
TotalNDE:	\$7,000		TotalNDE:	\$7,000								
SubtotalofEstimatedCost			\$180,000	SubtotalofEstimatedCost							\$124,000	

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages---WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-007,ScatteredSitesI	Site: Concrete;fencing;landscaping	\$15,000	PA36-007,ScatteredSitesI	Site: Concrete;fencing;landscaping	\$15,000
		TotalSite:	\$15,000		TotalSite:	\$15,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000
		TotalM&E:	\$15,000		TotalM&E:	\$15,000
		BuildingExterior: Painting;brick;stucco;roofing	\$15,000		BuildingExterior: Painting;brick;stucco;roofing	\$15,000
		TotalB.E.:	\$15,000		TotalB.E.:	\$15,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$15,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$25,000
		TotalDUs:	\$15,000		TotalDUs:	\$25,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: None	\$0		InteriorCommonAreas: None	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: None	\$0		Site-WideFacilities: None	\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
NondwellingEquipment: Office;maintenance;community; vehicle	\$0	NondwellingEquipment: Office;maintenance;community; vehicle	\$0			
TotalNDE:	\$0	TotalNDE:	\$0			
SubtotalofEstimatedCost		\$65,000	SubtotalofEstimatedCost		\$75,000	

CapitalFundProgramFive-YearActionPlan
PartII:SupportingPages---WorkActivities

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-007,ScatteredSitesI	Site: Concrete;fencing;landscaping	\$15,000	PA36-007,ScatteredSitesI	Site: Concrete;fencing;landscaping	\$15,000
		TotalSite:	\$15,000		TotalSite:	\$15,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000
		TotalM&E:	\$15,000		TotalM&E:	\$15,000
		BuildingExterior: Painting;brick;stucco;roofing	\$15,000		BuildingExterior: Painting;brick;stucco;roofing	\$15,000
		TotalB.E.:	\$15,000		TotalB.E.:	\$15,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$25,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$25,000
		TotalDUs:	\$25,000		TotalDUs:	\$25,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: None	\$0		InteriorCommonAreas: None	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: None	\$0		Site-WideFacilities: None	\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500			
TotalNDE:	\$2,500	TotalNDE:	\$2,500			
SubtotalofEstimatedCost		\$77,500	SubtotalofEstimatedCost		\$77,500	

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

Activitiesfor Year1 2003	ActivitiesforYear2 FFYGrant: 2004 PHAFY: 2004			ActivitiesforYear3 FFYGrant: 2005 PHAFY: 2005		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-011,ScatteredSitesII	Site: Concrete;fencing;landscaping TotalSite:	\$10,000 ----- \$10,000	PA36-011,ScatteredSitesII	Site: Concrete;fencing;landscaping TotalSite:	\$10,000 ----- \$10,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E:	\$10,000 ----- \$10,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing TotalM&E:	\$10,000 ----- \$10,000
		BuildingExterior: Painting;brick;stucco;roofing TotalB.E.:	\$10,000 ----- \$10,000		BuildingExterior: Painting;brick;stucco;roofing TotalB.E.:	\$15,000 ----- \$15,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs:	\$15,000 ----- \$15,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors TotalDUs:	\$25,000 ----- \$25,000
		DwellingEquipment: Ranges;refrigerators TotalD.E.:	\$5,000 ----- \$5,000		DwellingEquipment: Ranges;refrigerators TotalD.E.:	\$5,000 ----- \$5,000
		InteriorCommonAreas: None TotalICAs:	\$0 ----- \$0		InteriorCommonAreas: None TotalICAs:	\$0 ----- \$0
		Site-WideFacilities: None TotalSWFs:	\$0 ----- \$0		Site-WideFacilities: None TotalSWFs:	\$0 ----- \$0
		NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	\$2,500 ----- \$2,500		NondwellingEquipment: Office;maintenance;community; vehicle TotalNDE:	\$2,500 ----- \$2,500
	SubtotalofEstimatedCost		\$52,500	SubtotalofEstimatedCost		\$67,500

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

Activitiesfor Year1 2003	ActivitiesforYear4 FFYGrant: 2006 PHAFY: 2006			ActivitiesforYear5 FFYGrant: 2007 PHAFY: 2007		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	PA36-011,ScatteredSitesII	Site: Concrete;fencing;landscaping	\$15,000	PA36-011,ScatteredSitesII	Site: Concrete;fencing;landscaping	\$15,000
		TotalSite:	\$15,000		TotalSite:	\$15,000
		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000		MechanicalandElectrical: Heat;hotwater;electrical;plumbing	\$15,000
		TotalM&E:	\$15,000		TotalM&E:	\$15,000
		BuildingExterior: Painting;brick;stucco;roofing	\$15,000		BuildingExterior: Painting;brick;stucco;roofing	\$15,000
		TotalB.E.:	\$15,000		TotalB.E.:	\$15,000
		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$20,000		DwellingUnits: Painting;flooring;kitchens;baths; windows;doors	\$30,000
		TotalDUs:	\$20,000		TotalDUs:	\$30,000
		DwellingEquipment: Ranges;refrigerators	\$5,000		DwellingEquipment: Ranges;refrigerators	\$5,000
		TotalD.E.:	\$5,000		TotalD.E.:	\$5,000
		InteriorCommonAreas: None	\$0		InteriorCommonAreas: None	\$0
		TotalICAs:	\$0		TotalICAs:	\$0
		Site-WideFacilities: None	\$0		Site-WideFacilities: None	\$0
		TotalSWFs:	\$0		TotalSWFs:	\$0
NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500	NondwellingEquipment: Office;maintenance;community; vehicle	\$2,500			
TotalNDE:	\$2,500	TotalNDE:	\$2,500			
	SubtotalofEstimatedCost		\$72,500	SubtotalofEstimatedCost		\$82,500

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 Lancaster	Grant Type and Number Capital Fund Program Grant No: PA26P03650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03/31/2003
 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$137,000.00	\$122,258.00	\$104,489.00	\$41,779.00
4	1410 Administration	\$94,800.00	\$94,816.00	\$94,816.00	\$1,116.00
5	1411 Audit	\$1,000.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$20,000.00	\$3,310.00	\$3,310.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$38,000.00	\$111,500.00	\$111,500.00	\$5,032.00
10	1460 Dwelling Structures	\$462,000.00	\$435,077.00	\$435,077.00	\$21,868.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$26,000.00	\$23,691.00	\$18,011.00	\$15,511.00
12	1470 Nondwelling Structures	\$60,000.00	\$74,604.00	\$69,608.00	\$69,608.00
13	1475 Nondwelling Equipment	\$89,646.00	\$66,500.00	\$19,875.00	\$15,157.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$948,446.00	\$948,446.00	\$856,686.00	\$173,381.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security--Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security--Hard Costs	\$14,804.00	\$14,804.00	\$12,304.00	\$12,304.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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 Lancaster		Grant Type and Number Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	Software	1408		\$10,000.00	\$14,258.00	\$4,989.00	\$4,989.00	
	Staff training	"		\$12,000.00	\$8,000.00	\$2,000.00	\$2,000.00	
	Resident Initiatives Coordinator (RIC)	"		\$25,000.00	\$25,000.00	\$25,000.00	\$0.00	
	Resident Initiatives	"		\$75,000.00	\$60,000.00	\$60,000.00	\$34,790.00	
	Capital Fund Program Coordinator	"		\$12,500.00	\$12,500.00	\$12,500.00	\$0.00	
	Resident Handbook	"		\$2,500.00	\$2,500.00	\$0.00	\$0.00	
	Total 1408				\$137,000.00	\$122,258.00	\$104,489.00	\$41,779.00
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$94,800.00	\$94,816.00	\$94,816.00	\$1,116.00	
HA-Wide Fees and Costs	A&E services @ 4% of the annual grant amount, based on actual scope of design work	1430		\$40,000.00	\$20,000.00	\$3,310.00	\$3,310.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Office/community equipment	1475		\$45,646.00	\$22,500.00	\$13,875.00	\$13,875.00	
"	Non-dwelling structures	1470		\$2,500.00	\$5,300.00	\$5,300.00	\$5,300.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			Status of Work	
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			2002				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Obligated	Expended		
PA36-001 Susquehanna Court	Site: Concrete; fencing; landscaping; parking	1450		\$15,000.00	\$34,000.00	\$34,000.00	\$5,032.00	All work is in progress	
			Total Site:	\$15,000.00	\$34,000.00	\$34,000.00	\$5,032.00		
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$38,000.00	\$67,000.00	\$67,000.00	\$17,630.00		
			Total M&E:	\$38,000.00	\$67,000.00	\$67,000.00	\$17,630.00		
	Building Exterior: Porches; roofing; siding; painting	1460		\$70,000.00	\$41,577.00	\$41,577.00	\$0.00		
			Total B.E.:	\$70,000.00	\$41,577.00	\$41,577.00	\$0.00		
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$12,000.00	\$0.00	\$0.00	\$0.00		Deleted this program year
			Total DUs:	\$12,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$6,000.00	\$2,500.00	\$2,500.00	\$0.00		
			Total D.E.:	\$6,000.00	\$2,500.00	\$2,500.00	\$0.00		
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00			
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00			
Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00			
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00			
Nondwelling Equipment: Office; maintenance; community; vehicle	1475		\$14,000.00	\$14,000.00	\$0.00	\$0.00			
		Total NDE:	\$14,000.00	\$14,000.00	\$0.00	\$0.00			
Total	Susquehanna Court		Project Total:	\$155,000.00	\$159,077.00	\$145,077.00	\$22,662.00		

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-002 Franklin Terrace	Site: Concrete; fencing; landscaping; parking	1450		\$0.00	\$11,500.00	\$11,500.00	\$0.00	All work is in progress Funded
			Total Site:	\$0.00	\$11,500.00	\$11,500.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$50,000.00	\$47,500.00	\$47,500.00	\$142.00	
			Total M&E:	\$50,000.00	\$47,500.00	\$47,500.00	\$142.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$22,000.00	\$12,500.00	\$12,500.00	\$0.00	
			Total DUs:	\$22,000.00	\$12,500.00	\$12,500.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$11,191.00	\$11,191.00	\$11,191.00	
			Total D.E.:	\$5,000.00	\$11,191.00	\$11,191.00	\$11,191.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$6,000.00	\$6,000.00	\$1,282.00		
		Total NDE:	\$6,000.00	\$6,000.00	\$6,000.00	\$1,282.00		
Total	Franklin Terrace		Project Total:	\$83,000.00	\$88,691.00	\$88,691.00	\$12,615.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:		2002				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-003 Church Street Towers	Site: Concrete; fencing; landscaping; parking	1450		\$2,000.00	\$12,500.00	\$12,500.00	\$0.00	All work is in progress
			Total Site:	\$2,000.00	\$12,500.00	\$12,500.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$10,000.00	\$11,000.00	\$11,000.00	\$0.00	
			Total M&E:	\$10,000.00	\$11,000.00	\$11,000.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$2,500.00	\$0.00	\$0.00	
			Total D.E.:	\$5,000.00	\$2,500.00	\$0.00	\$0.00	
	Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Security	1470		\$10,000.00	\$12,304.00	\$12,304.00	\$12,304.00	
		Total SWFs:	\$10,000.00	\$12,304.00	\$12,304.00	\$12,304.00		
Non-dwelling Equipment: Community	1475		\$2,000.00	\$2,000.00	\$0.00	\$0.00		
		Total NDE:	\$2,000.00	\$2,000.00	\$0.00	\$0.00		
Total,	Church Street Towers		Project Total:	\$29,000.00	\$40,304.00	\$35,804.00	\$12,304.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-004 Farnum Street East	Site: Concrete; fencing; landscaping; parking	1450		\$1,000.00	\$0.00	\$0.00	\$0.00	All work is in progress Deleted this program year
	Total Site:			\$1,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total M&E:			\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$95,000.00	\$95,000.00	\$95,000.00	\$4,012.00	
	Total DUs:			\$95,000.00	\$95,000.00	\$95,000.00	\$4,012.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$2,500.00	\$0.00	\$0.00	
	Total D.E.:			\$5,000.00	\$2,500.00	\$0.00	\$0.00	
Interior Common Areas: Hallways; lobbies; community rooms	1470		\$45,000.00	\$54,500.00	\$52,004.00	\$52,004.00		
Total ICAs:			\$45,000.00	\$54,500.00	\$52,004.00	\$52,004.00		
Site-Wide Facilities: Security	1470		\$2,500.00	\$2,500.00	\$0.00	\$0.00		
Total SWFs:			\$2,500.00	\$2,500.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$6,000.00	\$0.00	\$0.00		
Total NDE:			\$6,000.00	\$6,000.00	\$0.00	\$0.00		
Total	Farnum Street East		Project Total:	\$154,500.00	\$160,500.00	\$147,004.00	\$56,016.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-007 Scattered Sites	Site: Concrete; fencing; landscaping	1450		\$2,000.00	\$0.00	\$0.00	\$0.00	All work is in progress Deleted this program year
	Total Site:			\$2,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$14,000.00	\$11,000.00	\$11,000.00	\$42.00	
	Total M&E:			\$14,000.00	\$11,000.00	\$11,000.00	\$42.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$14,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Total B.E.:			\$14,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$11,000.00	\$10,000.00	\$10,000.00	\$0.00	
	Total DUs:			\$11,000.00	\$10,000.00	\$10,000.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$2,500.00	\$2,500.00	\$2,076.00	\$2,076.00	
	Total D.E.:			\$2,500.00	\$2,500.00	\$2,076.00	\$2,076.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	Total ICAs:			\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
Total SWFs:			\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Vehicle	1475		\$8,000.00	\$8,000.00	\$0.00	\$0.00		
Total NDE:			\$8,000.00	\$8,000.00	\$0.00	\$0.00		
Total	Scattered Sites		Project Total:	\$51,500.00	\$32,500.00	\$24,076.00	\$2,118.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650102 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-011 Scattered Sites II	Site: Concrete; fencing; landscaping	1450		\$18,000.00	\$53,500.00	\$53,500.00	\$0.00	All work is in progress
			Total Site:	\$18,000.00	\$53,500.00	\$53,500.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$26,000.00	\$17,000.00	\$17,000.00	\$42.00	
			Total M&E:	\$26,000.00	\$17,000.00	\$17,000.00	\$42.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$50,000.00	\$57,500.00	\$57,500.00	\$0.00	
			Total B.E.:	\$50,000.00	\$57,500.00	\$57,500.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$50,000.00	\$64,000.00	\$64,000.00	\$0.00	
			Total DUs:	\$50,000.00	\$64,000.00	\$64,000.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$2,500.00	\$2,500.00	\$2,244.00	\$2,244.00	
			Total D.E.:	\$2,500.00	\$2,500.00	\$2,244.00	\$2,244.00	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Non-dwelling Equipment: Vehicle	1475		\$8,000.00	\$8,000.00	\$0.00	\$0.00		
		Total NDE:	\$8,000.00	\$8,000.00	\$0.00	\$0.00		
Total	Scattered Sites II		Project Total:	\$154,500.00	\$202,500.00	\$194,244.00	\$2,286.00	

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

PHAName:		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Lancaster		Capital Fund Program Grant No.: PA26P03650102 Replacement Housing Factor Grant No:					2002
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Software	09/30/03			09/30/04			
Staff training	09/30/03			09/30/04			
Resident Initiatives Coordinator (RIC)	09/30/03			09/30/04			
Resident Initiatives	09/30/03			09/30/04			
Capital Fund Program Coordinator	09/30/03			09/30/04			
Resident Handbook	09/30/03			09/30/04			
HA-Wide Nonroutine vacancy prep.	n/a			n/a			
" Nonroutine PM repairs	n/a			n/a			
" Appliances	n/a			n/a			
" Office/community equipment	09/30/03			09/30/04			
" Non-dwelling structures	09/30/03			09/30/04			
PA36-001 Susquehanna Court	09/30/03	03/31/03		09/30/04	03/31/04		Physical improvements are running ahead of schedule
PA36-002 Franklin Terrace	09/30/03	03/31/03		09/30/04	03/31/04		"
PA36-003 Church Street Towers	09/30/03	03/31/03		09/30/04	03/31/04		"
PA36-004 Farnum Street East	09/30/03	03/31/03		09/30/04	03/31/04		"
PA36-007 Scattered Sites I	09/30/03	03/31/03		09/30/04	03/31/04		"
PA36-011 Scattered Sites II	09/30/03	03/31/03		09/30/04	03/31/04		"

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 Lancaster	Grant Type and Number Capital Fund Program Grant No: PA26P03650101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.):
 Performance and Evaluation Report for Period Ending: 03/21/2003
 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$69,000.00	\$119,864.00	\$119,864.00	\$68,093.00
4	1410 Administration	\$95,600.00	\$48,000.00	\$48,000.00	\$45,588.00
5	1411 Audit	\$1,000.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$40,000.00	\$41,550.00	\$41,550.00	\$41,550.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$26,000.00	\$12,000.00	\$12,000.00	\$12,000.00
10	1460 Dwelling Structures	\$661,034.00	\$682,936.00	\$682,936.00	\$682,936.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$18,500.00	\$19,133.00	\$19,133.00	\$19,133.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$45,000.00	\$32,651.00	\$32,651.00	\$26,046.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$956,134.00	\$956,134.00	\$956,134.00	\$895,346.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security--Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security--Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:		2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	Software	1408		\$5,000.00	\$61,867.00	\$61,867.00	\$10,096.00	
	Staff training	"		\$18,000.00	\$10,567.00	\$10,567.00	\$10,567.00	
	Resident Initiatives Coordinator (RIC)	"		\$25,000.00	\$25,721.00	\$25,721.00	\$25,721.00	
	Resident Initiatives	"		\$6,000.00	\$4,956.00	\$4,956.00	\$4,956.00	
	Capital Fund Program Coordinator	"		\$15,000.00	\$16,753.00	\$16,753.00	\$16,753.00	
	Resident Handbook	"		\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1408			\$69,000.00	\$119,864.00	\$119,864.00	\$68,093.00	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$95,600.00	\$48,000.00	\$48,000.00	\$45,588.00	
HA-Wide Fees and Costs	A&E services @ 8% of the annual grant amount, based on actual scope of design work	1430		\$40,000.00	\$41,550.00	\$41,550.00	\$41,550.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Office/community equipment	1475		\$25,000.00	\$10,000.00	\$10,000.00	\$3,395.00	
"	Non-dwelling structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:		2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-001 Susquehanna Court	Site: Concrete; fencing; landscaping; parking	1450		\$8,000.00	\$0.00	\$0.00	\$0.00	ALL work is complete Deleted this program year
			Total Site:	\$8,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$14,200.00	\$25,727.00	\$25,727.00	\$25,727.00	
			Total M&E:	\$14,200.00	\$25,727.00	\$25,727.00	\$25,727.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$98,000.00	\$93,664.00	\$93,664.00	\$93,664.00	
			Total B.E.:	\$98,000.00	\$93,664.00	\$93,664.00	\$93,664.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$27,200.00	\$26,109.00	\$26,109.00	\$26,109.00	
			Total DUs:	\$27,200.00	\$26,109.00	\$26,109.00	\$26,109.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$6,000.00	\$12,912.00	\$12,912.00	\$12,912.00	
			Total D.E.:	\$6,000.00	\$12,912.00	\$12,912.00	\$12,912.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$1,600.00	\$1,600.00	\$1,600.00		
		Total NDE:	\$6,000.00	\$1,600.00	\$1,600.00	\$1,600.00		
Total	Susquehanna Court		Project Total:	\$159,400.00	\$160,012.00	\$160,012.00	\$160,012.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-002 Franklin Terrace	Site: Concrete; fencing; landscaping; parking	1450		\$0.00	\$0.00	\$0.00	\$0.00	ALL work is complete
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$12,000.00	\$1,733.00	\$1,733.00	\$1,733.00	Funded
			Total M&E:	\$12,000.00	\$1,733.00	\$1,733.00	\$1,733.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$0.00	\$8,117.00	\$8,117.00	\$8,117.00	Deleted this program year
			Total B.E.:	\$0.00	\$8,117.00	\$8,117.00	\$8,117.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total DUs:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$3,471.00	\$3,471.00	\$3,471.00	Deleted this program year	
		Total NDE:	\$6,000.00	\$3,471.00	\$3,471.00	\$3,471.00		
Total Franklin Terrace			Project Total:	\$33,000.00	\$13,321.00	\$13,321.00	\$13,321.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:		2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-003 Church Street Towers	Site: Concrete; fencing; landscaping; parking	1450		\$0.00	\$0.00	\$0.00	\$0.00	ALL work is complete
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$1,700.00	\$1,700.00	\$1,700.00	Funged
			Total B.E.:	\$0.00	\$1,700.00	\$1,700.00	\$1,700.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total DUs:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$950.00	\$950.00	\$950.00	
			Total D.E.:	\$5,000.00	\$950.00	\$950.00	\$950.00	
	Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Security	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Community	1475		\$2,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year	
		Total NDE:	\$2,000.00	\$0.00	\$0.00	\$0.00		
Total, Church Street Towers			Project Total:	\$32,000.00	\$2,650.00	\$2,650.00	\$2,650.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-004 Farnum Street East	Site: Concrete; fencing; landscaping; parking	1450		\$6,000.00	\$0.00	\$0.00	\$0.00	ALL work is complete Deleted this program year
			Total Site:	\$6,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$13,000.00	\$13,000.00	\$13,000.00	Funded
			Total B.E.:	\$0.00	\$13,000.00	\$13,000.00	\$13,000.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$157,034.00	\$195,008.00	\$195,008.00	\$195,008.00	
			Total DUs:	\$157,034.00	\$195,008.00	\$195,008.00	\$195,008.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$5,000.00	\$2,675.00	\$2,675.00	\$2,675.00	
			Total D.E.:	\$5,000.00	\$2,675.00	\$2,675.00	\$2,675.00	
	Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Security	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,000.00	\$17,580.00	\$17,580.00	\$17,580.00		
		Total NDE:	\$6,000.00	\$17,580.00	\$17,580.00	\$17,580.00		
Total	Farnum Street East		Project Total:	\$174,034.00	\$228,263.00	\$228,263.00	\$228,263.00	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-007 Scattered Sites I	Site: Concrete; fencing; landscaping	1450		\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	ALL work is complete
			Total Site:	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$10,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total B.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$29,000.00	\$19,655.00	\$19,655.00	\$19,655.00	
			Total DUs:	\$29,000.00	\$19,655.00	\$19,655.00	\$19,655.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$2,500.00	\$2,596.00	\$2,596.00	\$2,596.00	
			Total D.E.:	\$2,500.00	\$2,596.00	\$2,596.00	\$2,596.00	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Non dwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites I		Project Total:	\$52,500.00	\$28,251.00	\$28,251.00	\$28,251.00	

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650101 Replacement Housing Factor Grant No:		2001				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-011 Scattered Sites II	Site: Concrete; fencing; landscaping	1450		\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	ALL work is complete
			Total Site:	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$5,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$165,800.00	\$155,501.00	\$155,501.00	\$155,501.00	
			Total B.E.:	\$165,800.00	\$155,501.00	\$155,501.00	\$155,501.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$97,800.00	\$142,722.00	\$142,722.00	\$142,722.00	
			Total DUs:	\$97,800.00	\$142,722.00	\$142,722.00	\$142,722.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$0.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites II		Project Total:	\$274,600.00	\$304,223.00	\$304,223.00	\$304,223.00	

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

PHAName:		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Lancaster		Capital Fund Program Grant No.: PA26P03650101 Replacement Housing Factor Grant No:					2001
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Software	09/30/03	03/31/03	03/31/03	09/30/05	06/30/03		Program is running well ahead of original schedule.
Staff training	09/30/03	03/31/03	03/31/03	09/30/05	03/31/03		"
Resident Initiatives Coordinator (RIC)	09/30/03	03/31/03	03/31/03	09/30/05	03/31/03		"
Resident Initiatives	09/30/03	03/31/03	03/31/03	09/30/05	03/31/03		"
Capital Fund Program Coordinator	09/30/03	03/31/03	03/31/03	09/30/05	03/31/03		"
Resident Handbook	n/a			n/a			
HA-Wide Nonroutine vacancy prep.	n/a			n/a			
" Nonroutine PM repairs	n/a			n/a			
" Appliances	n/a			n/a			
" Office/community equipment	09/30/03	03/31/03	03/31/03	09/30/05	06/30/03		"
" Non-dwelling structures	09/30/03		n/a	09/30/05		n/a	Deleted this program year.
PA36-001 Susquehanna Court	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	Physical improvements ran well ahead of original schedule.
PA36-002 Franklin Terrace	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	"
PA36-003 Church Street Towers	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	"
PA36-004 Farnum Street East	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	"
PA36-007 Scattered Sites I	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	"
PA36-011 Scattered Sites II	09/30/03		09/30/02	09/30/05	09/30/02	12/31/02	"

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 Lancaster	Grant Type and Number Capital Fund Program Grant No: PA26P03650100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.):
 Performance and Evaluation Report for Period Ending:
 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$76,166.39	\$76,166.39	\$76,166.39	\$76,166.39
4	1410 Administration	\$93,723.00	\$93,723.00	\$93,723.00	\$93,723.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$74,024.61	\$74,024.61	\$74,024.61	\$74,024.61
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$186,794.22	\$186,794.22	\$186,794.22	\$186,794.22
10	1460 Dwelling Structures	\$431,233.04	\$431,233.04	\$431,233.04	\$431,233.04
11	1465.1 Dwelling Equipment-Nonexpendable	\$42,275.00	\$42,275.00	\$42,275.00	\$42,275.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$33,017.74	\$33,017.74	\$33,017.74	\$33,017.74
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$937,234.00	\$937,234.00	\$937,234.00	\$937,234.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security--Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security--Hard Costs	\$63,516.92	\$63,516.92	\$63,516.92	\$63,516.92
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHAName:		Grant Type and Number		Federal FY of Grant:				
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:		2000				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	Software	1408		\$17,427.80	\$17,427.80	\$17,427.80	\$17,427.80	Complete
	Staff training	"		\$13,122.93	\$13,122.93	\$13,122.93	\$13,122.93	Complete
	Resident Initiatives Coordinator (RIC)	"		\$28,783.31	\$28,783.31	\$28,783.31	\$28,783.31	Complete
	Resident Initiatives	"		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
	CFP Coordinator	"		\$16,832.35	\$16,832.35	\$16,832.35	\$16,832.35	Complete
	Resident Handbook	"		\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	\$76,166.39	\$76,166.39	\$76,166.39	\$76,166.39	
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$93,723.00	\$93,723.00	\$93,723.00	\$93,723.00	Complete
HA-Wide Fees and Costs	A&E services @ 7% of the annual grant amount, based on actual scope of design work	1430		\$74,024.61	\$74,024.61	\$74,024.61	\$74,024.61	Complete
HA-Wide	Non-routine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Non-routine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Office/community equipment	1475		\$14,996.43	\$14,996.43	\$14,996.43	\$14,996.43	Complete
"	Non-dwelling structures	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**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 Lancaster		Grant Type and Number Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-001 Susquehanna Court	Site: Concrete; fencing; landscaping; parking	1450		\$83,212.30	\$83,212.30	\$83,212.30	\$83,212.30	ALL work is complete
			Total Site:	\$83,212.30	\$83,212.30	\$83,212.30	\$83,212.30	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$251,314.57	\$251,314.57	\$251,314.57	\$251,314.57	
			Total B.E.:	\$251,314.57	\$251,314.57	\$251,314.57	\$251,314.57	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$39,808.10	\$39,808.10	\$39,808.10	\$39,808.10	
			Total DUs:	\$39,808.10	\$39,808.10	\$39,808.10	\$39,808.10	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$14,137.02	\$14,137.02	\$14,137.02	\$14,137.02	
			Total D.E.:	\$14,137.02	\$14,137.02	\$14,137.02	\$14,137.02	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: Office; maintenance; community	1475		\$4,973.36	\$4,973.36	\$4,973.36	\$4,973.36		
		Total INDE:	\$4,973.36	\$4,973.36	\$4,973.36	\$4,973.36		
Total	Susquehanna		Project Total:	\$393,445.35	\$393,445.35	\$393,445.35	\$393,445.35	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650 00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-002 Franklin Terrace	Site: Concrete; fencing; landscaping; parking	1450		\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	ALL work is complete
			Total Site:	\$1,337.00	\$1,337.00	\$1,337.00	\$1,337.00	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Porches; roofing; siding; painting	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$9,262.00	\$9,262.00	\$9,262.00	\$9,262.00	Deleted this program year
			Total D.E.:	\$9,262.00	\$9,262.00	\$9,262.00	\$9,262.00	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year	
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Community building	1470		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$4,427.88	\$4,427.88	\$4,427.88	\$4,427.88	Deleted this program year	
		Total INDE:	\$4,427.88	\$4,427.88	\$4,427.88	\$4,427.88		
Total Franklin			Project Total:	\$15,026.88	\$15,026.88	\$15,026.88	\$15,026.88	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-003 Church Street Towers	Site: Concrete; fencing; landscaping; parking	1450		\$19,862.46	\$19,862.46	\$19,862.46	\$19,862.46	ALL work is complete
			Total Site:	\$19,862.46	\$19,862.46	\$19,862.46	\$19,862.46	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$255.00	\$255.00	\$255.00	\$255.00	
			Total D.E.:	\$255.00	\$255.00	\$255.00	\$255.00	
Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Security	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Community	1475		\$1,984.90	\$1,984.90	\$1,984.90	\$1,984.90		
		Total INDE:	\$1,984.90	\$1,984.90	\$1,984.90	\$1,984.90		
Total, Church Street			Project Total:	\$22,102.36	\$22,102.36	\$22,102.36	\$22,102.36	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-004 Farnum Street East	Site: Concrete; fencing; landscaping; parking	1450		\$63,516.92	\$63,516.92	\$63,516.92	\$63,516.92	ALL work is complete
			Total Site:	\$63,516.92	\$63,516.92	\$63,516.92	\$63,516.92	
	Mechanical and Electrical: Heat; hot water; electrical; ventilation plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Roofing; entries; brick; etc.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$51,157.44	\$51,157.44	\$51,157.44	\$51,157.44	
			Total DUs:	\$51,157.44	\$51,157.44	\$51,157.44	\$51,157.44	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$4,745.99	\$4,745.99	\$4,745.99	\$4,745.99	
			Total D.E.:	\$4,745.99	\$4,745.99	\$4,745.99	\$4,745.99	
Interior Common Areas: Hallways; lobbies; community rooms	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: Security	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: Office; maintenance; community	1475		\$6,635.17	\$6,635.17	\$6,635.17	\$6,635.17		
		Total INDE:	\$6,635.17	\$6,635.17	\$6,635.17	\$6,635.17		
Total	Farnum Street		Project Total:	\$126,055.52	\$126,055.52	\$126,055.52	\$126,055.52	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-007 Scattered Sites I	Site: Concrete; fencing; landscaping	1450		\$4,882.87	\$4,882.87	\$4,882.87	\$4,882.87	ALL work is complete
			Total Site:	\$4,882.87	\$4,882.87	\$4,882.87	\$4,882.87	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$77,876.09	\$77,876.09	\$77,876.09	\$77,876.09	
			Total DUs:	\$77,876.09	\$77,876.09	\$77,876.09	\$77,876.09	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$12,149.98	\$12,149.98	\$12,149.98	\$12,149.98	
			Total D.E.:	\$12,149.98	\$12,149.98	\$12,149.98	\$12,149.98	
Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00		
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total INDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total	Scattered		Project Total:	\$94,908.94	\$94,908.94	\$94,908.94	\$94,908.94	

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

PHAName:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No. PA26P03650100 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA36-011 Scattered Sites II	Site: Concrete; fencing; landscaping	1450		\$13,982.67	\$13,982.67	\$13,982.67	\$13,982.67	ALL work is complete
			Total Site:	\$13,982.67	\$13,982.67	\$13,982.67	\$13,982.67	
	Mechanical and Electrical: Heat; hot water; electrical; plumbing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Painting; brick; stucco; roofing	1460		\$0.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Painting; flooring; kitchens; baths; windows; doors	1460		\$11,076.84	\$11,076.84	\$11,076.84	\$11,076.84	
			Total DUs:	\$11,076.84	\$11,076.84	\$11,076.84	\$11,076.84	
	Dwelling Equipment: Ranges; refrigerators	1465.1		\$1,725.01	\$1,725.01	\$1,725.01	\$1,725.01	
			Total D.E.:	\$1,725.01	\$1,725.01	\$1,725.01	\$1,725.01	
	Interior Common Areas: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470		\$0.00	\$0.00	\$0.00	\$0.00	
		Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475		\$0.00	\$0.00	\$0.00	\$0.00		
		Total INDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total, Scattered			Project Total:	\$26,784.52	\$26,784.52	\$26,784.52	\$26,784.52	

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

PHAName:		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Lancaster		Capital Fund Program Grant No.: PA26P03650100 Replacement Housing Factor Grant No:					2000
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Software	09/30/02		03/31/02	09/30/04	12/31/02	03/31/02	
Staff training	09/30/02		03/31/02	09/30/04	12/31/02	03/31/02	
Resident Initiatives Coordinator (RIC)	09/30/02		03/31/01	09/30/04	12/31/02	03/31/02	
Resident Initiatives	09/30/02		n/a	09/30/04		n/a	Deleted this program year
CFP Coordinator	09/30/02		03/31/01	09/30/04	12/31/02	03/31/02	
Resident Handbook	n/a			n/a			
HA-Wide Nonroutine vacancy prep.	n/a			n/a			
" Nonroutine PM repairs	n/a			n/a			
" Appliances	n/a			n/a			
" Office/community equipment	09/30/02			09/30/04	12/31/02	03/31/02	
" Non-dwelling structures	09/30/02		n/a	09/30/04		n/a	Deleted this program year
PA36-001 Susquehanna Court	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	
PA36-002 Franklin Terrace	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	
PA36-003 Church Street Towers	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	
PA36-004 Farnum Street East	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	
PA36-007 Scattered Sites I	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	
PA36-011 Scattered Sites II	09/30/02		06/30/01	09/30/04	12/31/02	09/30/02	