

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

PHA Plans

Housing Authority of the City of York, PA PA022

5 Year Plan for Fiscal Years 2005 – 2010
Annual Plan for Fiscal Year 10/1/05 – 9/30/06

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of York

PHA Number: PA022

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website by 2006
- Other (list below)
Jefferson Community Center – YHA Social Services Department

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)

NOTE: This is the 1st year submission – 2005.

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2010
[24 CFR Part 903.5]

A. Mission

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

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers: 150, subject to availability and it being economically feasible.
 - Retain the level of vouchers currently administered by the YHA, subject to it being economically feasible.
 - Reduce public housing vacancies if necessary to maintain an occupancy goal of 97% or better. Implement strict screening criteria for admissions; increase awareness of services for residents in jeopardy of eviction.
 - Leverage private or other public funds to create additional housing opportunities: Create 50 additional housing opportunities by 2010, subject to funding availability.
 - Acquire or build housing units (rental or homeownership): 25, subject to funding availability.

- ☒ Other (list below)
 - Assist Creating Opportunities in Neighborhood Environments, Inc. (CONE) in the development of affordable housing.
 - Collaborate with other developer's of affordable housing where the housing being developed will assist applicants on the Housing Authority's Public Housing and Housing Choice Voucher Program_ wait lists.
 - Continue to investigate opportunities to expand YHA housing programs to provide transitional housing through a public / private collaboration.
 - Collaborate to expand housing opportunities for the mentally and / or physically disabled.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Maintain quality public housing management: (PHAS score) 85% or better

☒ Maintain a voucher management (SEMAP) score of 85% or better.

☒ Increase customer satisfaction:

- Improve communication with residents and vendors
- Expand written materials regarding housing programs and services available to include, among other things, a website with the ability for interested persons to complete and submit applications for our programs
- Continue to train staff on customer satisfaction importance and techniques
- Monitor the level of customer satisfaction and provide additional training as needed.

☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Amend job descriptions and overall staffing to meet the current and projected needs of the Authority.
- Improve and maintain technical support.
- Continue staff training on: Applicable regulations, management skills, technical skills-including Computer Mainframe software.
- Improve average unit turnaround time to 30 days, minimum.
- Increase public housing rents collected by 5%.
- Maintain the public housing occupancy rate of 97% or better.
- Achieve and maintain a Section 8 lease-up rate of 97% or better.
- Improve marketability of the public housing program, as measured by the reduction in housing offer refusals and the wait list demographics.
- As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws. This shall include but not be limited to proposed amendments to the Housing Choice Voucher (Section 8) Program and the Public Housing Program if the State and Local Housing Flexibility Act of 2005 is

adopted and to the Public Housing Program to address new regulation on project-based accounting and management.

- Renovate or modernize public housing units in accordance with capital needs subject to the availability of funds.
 - Monitor the need to demolish or dispose of obsolete public housing at Codorus Homes and Parkway Homes sites. Prepare Demolition or Disposition Plans as required, and obtain necessary approvals. Apply for funding, if available under the HOPE VI or similar program.
 - Provide replacement public housing or mixed use housing, if public housing units are demolished or disposed of, subject to availability.
 - Provide replacement vouchers if public housing units are demolished or disposed of and replacement public housing is not available.
 - Other: (list below)
 - Adopt policy and procedures which take into consideration, due to reduction in funding and increased expenses, the overall efficiency of the programs while meeting the needs of the clients we serve.
-
- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: Pre-counsel all voucher holders. Provide additional counseling for those expressing a need.
 - Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas where there is no concentration of poverty.
 - Increase voucher payment standards, as needed: Monitor annually, at minimum.
 - Implement the voucher homeownership program in accordance with regulations.
 - Implement public housing or other homeownership programs:
 - Annually, assess the feasibility of converting public housing to homeownership.
 - Re-structure the Turnkey III Homeownership program in accordance with regulations to improve sales and transfer total ownership to Homeowner's Association by 9/2008. Consider use of site/units for collaborated effort to increase housing availability for the disabled.
 - Implement public housing site-based waiting lists, if and where determined feasible.
 - Convert public housing to vouchers, if determined appropriate. (At this time, 5/2005, the average cost to administer a voucher (HAP and administration) exceeds the average cost to operate public housing unit.)
 - Other: (list below)
 - Collaborate with public and private partners in an effort to increase homeownership in the City and County of York by households with incomes at or below 80% of area median income.

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments: increase the number of households with incomes above 60% of area median income by 20 % over the existing level in developments with 75 or more units. Where possible, increase should be due to increased earnings of existing residents in their effort to achieve self-sufficiency.
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, if any.
 - Implement public housing security improvements:
 - Monitor all sites on an ongoing basis for needed physical security improvements.
 - Complete improvements, subject to funding availability.
 - Provide contract police and security service patrols of sites determined to be at risk.
 - Improve compliance by residents to not break security breaches.
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities). Review feasibility bi-annually.
 - Other: (list below)
 - Apply for rental subsidies, when available and eligible, to control the level of non-elderly disabled in buildings initially constructed for elderly.
 - Collaborate wherever possible with other agencies/providers to improve the quality of life in all communities within and surrounding our public housing developments.
 - As best possible, subject to public housing occupancy being at or above 98.5%, accommodate transfer needs of residents due to household size within 18 months of the need, in accordance with the Authority's transfer policy.

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: increase by 10% (66) of the existing number of family members employed (663 of 2321)) by 9/30/07, and 15% (99) by 9/30/09.

- Provide or attract supportive services to improve assistance recipients' employability: maintain or increase existing level of services, subject to funding availability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Collaborate with local agencies in the provision of services
 - Strive to develop/convert a portion of the existing public housing into an assisted living facility.
 - Apply for funding as it becomes available for the provision of services.
- Other: (list below)

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

- 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)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2005**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not applicable.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Annual Plan Type	
ii. Executive Summary	1
iii. Table of Contents	1
Attachments and List of Supporting Documents Available for Review	2
1. Statement of Housing Needs	5
2. Strategies	10
3. Financial Resources	15
4. Policies on Eligibility, Selection and Admissions	16
5. Rent Determination Policies	26
6. Operations and Management Policies	30
7. Grievance Procedures	32
8. Capital Improvement Needs	33
9. Demolition and Disposition	35

10. Designation of Housing	36
11. Conversions of Public Housing	38
12. Homeownership	40
13. Community Service Programs	41
14. Crime and Safety	44
15. Pets	46
16. Civil Rights Certifications (included with PHA Plan Certifications)	46
17. Audit	47
18. Asset Management	47
19. Other Information	47

Attachments

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

Attachments:

- A. PHA Management Organizational Chart
- B. FY2005 Capital Fund program Annual Statement
- C. FY2005-10 Capital Fund Program 5-Year Plan
- D. Capital Fund performance Report for Period Ending March 31, 2005
- E. Performance Report on Strategies in FY 2003 Annual Plan (10/1/03 – 9/30/04)
- F. Assessment of Site Based Waiting List
- G. Voluntary Conversion Initial Assessment
- H. Deconcentration Analysis of Family Sites effective 4/05
- I. Certifications by Local Jurisdictions

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and	Annual Plan: Eligibility, Selection, and Admissions Policies
X	2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction (YORK CITY, only) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	21.7% 2,028	5	2	5	3		1
Income >30% but <=50% of AMI	18.1% 1,696	5	2	5	3		1
Income >50% but <80% of AMI	32.0% 2,236	5	2	5	3		1
Elderly	13% 1,130 renters	3	2	4	4		1
Mobility and Self-Care Limitations	3,347 total households 1,822 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Black/Non-Hispanic	3,361 total households 2,155 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Asian/Pacif. Isl. Non-Hispanic	170 total households 19 renter households	N/A	N/A	N/A	N/A	N/A	N/A
American Ind./Non-Hispanic	19 total households 19 renter households	N/A	N/A	N/A	N/A	N/A	N/A
White/Non-Hispanic	10,330 total households 4,675 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	1,950 total households 1,507 renter households	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 - 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
HUD Community 2020 1997 Estimates 2002+2007 projections

Housing Needs of Families in the Jurisdiction (YORK COUNTY, exclusive of York City) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	6,565	5	5	3	3	3	3
Income >30% but <=50% of AMI	6,309	3	5	3	3	3	3
Income >50% but <80% of AMI	1,634	4	5	3	3	3	3
Elderly	3,583	4	5	3	4	2	3
Mobility and Self-Care Limitations	22,273 total households 6,275 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Black/Non-Hispanic	4,422 total households 2,600 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Asian/Pacif. Isl. Non-Hispanic	830 total households 241 renter households	N/A	N/A	N/A	N/A	N/A	N/A
American Ind./Non-Hispanic	147 total households 94 renter households	N/A	N/A	N/A	N/A	N/A	N/A
White/Non-Hispanic	138,785 total households 30,005 renter households	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction (YORK COUNTY, exclusive of York City) by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Hispanic	3,079 total households 2,078 renter households	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 - 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
HUD Community 2020 1997 Estimates 2002+2007 projections

Housing Needs of Families in the Jurisdiction (CITY AND COUNTY DATA) by Family Type							
Family Type	Overall (Totals)	Afford-ability (Ave.)	Supply (Ave.)	Quality (Ave.)	Access-ibility (Ave.)	Size (Ave. rage)	Location (Ave.)
Income <= 30% of AMI	8,593	5	3.5	4	3	1.5	2
Income >30% but <=50% of AMI	8,005	4	3.5	4	3	1.5	2
Income >50% but <80% of AMI	3,870	4.5	3.5	4	3	1.5	2
Elderly	4,713	3.5	3.5	3.5	4	1	2
Mobility and Self-Care Limitations	25,620 total households 8,097 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Black/Non-Hispanic	7,783 total households 4,755 renter households	N/A	N/A	N/A	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction (CITY AND COUNTY DATA) by Family Type							
Family Type	Overall (Totals)	Afford- ability (Ave.)	Supply (Ave.)	Quality (Ave.)	Access- ibility (Ave.)	Size (Ave rage)	Location (Ave.)
Asian/Pacif. Isl. Non-Hispanic	1,000 total households 304 renter households	N/A	N/A	N/A	N/A	N/A	N/A
American Ind./Non-Hispanic	166 total households 113 renter households	N/A	N/A	N/A	N/A	N/A	N/A
White/Non- Hispanic	149,115 total households 34,680 renter households	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	5,029 total households 3,585 renter households	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005 - 2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Waiting list type: (select one)

Section 8 Tenant-Based Assistance (Information below is based on data on record 4/2005. A recent purge reduced the number on wait list to 1419.)

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2,872		
Extremely low income <=30% AMI	2,147	75%	
Very low income (>30% but <=50% AMI)	693	24%	
Low income (>50% but <80% AMI)	32	1%	
Families with children	1,914	67%	
Elderly families	958	33%	
Families with Disabilities			
Ethnicity-Hispanic	679 households 1,984 family members	24% 29%	
Race-White	3,389 family members	69%	
Race-Black	1,472 family members	30%	
Race-Asian/ Pacif. Isl.	15 family members	<1%	
Race-American Indian	2 family members	<1%	

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

If yes:

How long has it been closed (# of months)? Six months, November 2004

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

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

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	2,272		200
Extremely low income <=30% AMI	1,785	79%	
Very low income			

(>30% but <=50% AMI)	417	18%	
Low income (>50% but <80% AMI)	70	3%	
Families with children	1,611	70.9%	
Elderly families	487	29.1%	
Families with Disabilities	142	8.8% of families	
Race/ethnicity White			
Race/ethnicity Black			
Race/ethnicity Ind.			
Race/ethnicity Asian			
Ethnicity/Hispanic			
Characteristics by Bedroom Size (Public Housing Only) 3-18-05			
1BR	685	37.9%	
2 BR	589	32.6%	
3 BR	456	25.2%	
4 BR	71	3.9%	
5 BR	4	<1%	
5+ BR	1	<1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line. Include continued provision of Budget Counseling Services to residents not paying their rent by the date late charges are assessed; Establish a standard for determining when budget counseling is required for applicants.

- Reduce turnover time for vacated public housing units – Reduce Average to, at minimum, 33 days.
 - Efficiency units are difficult to lease. Consider design and the feasibility of charging 25% of adjusted income for rent.
- Reduce time to renovate public housing units, as needed, to maintain an average of 7 days.
- 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-up rates at an average of 100% maximum and 97% minimum.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program – N/A Owner Screens.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Administer a minimum of 3 public housing transfers to accommodate household size during this period.
 - With HUD now funding Section 8 Vouchers based on a maximum dollar amount per unit (budget authority) vs. a maximum number of units (baseline units available), implement policies and procedures that will provide the maximum amount of vouchers possible with the funding provided by HUD. This will include policies affected by the State and Local Housing Flexibility Act of 2005. Up to 25% of the newly assisted households may be families porting to York County from outside of the York Housing Authority's jurisdiction.
 - Continue to Work closely with landlords to educate and monitor the requirements of the lead-based paint regulations. As best possible, limit the number of landlord withdraws from the Program as a result of this regulation.

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

Select all that apply

- Apply for additional Section 8 rent subsidies (maximum of 50) should they become available to our Authority and their administration is financially feasible.
- In 2000, the Authority began efforts to collaborate with others to leverage affordable housing resources in the community through the creation of mixed - finance housing. The Authority will continue to collaborate with others to do this, subject to funding availability.

- In 2000, the Authority purchased land in York County and applied to the Federal Home Loan Bank Board for financial assistance to construct 24 homes for First Time Homebuyers. Continue to develop existing projects in the works and to pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Investigate opportunities to collaborate in the effort to meet the need for transitional housing.
 - Apply for Section 8 vouchers, if available, for use with the YHA Designation Plan for Elderly Only and Non-Elderly Only Populations being submitted to HUD by 9/30/05 for approval.
 - Apply for Section 8 vouchers to replace public housing units proposed to be demolished due to structural problems: Parkway and Codorus, if applicable.
 - Begin the planning process to determine the feasibility of demolishing units in Codorus Homes and Parkway Homes; include in the planning process the application for replacement units through whatever source available.

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing (Current requirement is 40% of those newly housed.)
- Meet HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance (Current requirement is 75% of those newly housed.) NOTE: If HUD amends the requirements, the YHA proposes to lower the level accordingly to assist in its ability to assist more households. Households with lower incomes require more rental assistance. With HUD limiting the average subsidy, paying higher subsidies reduces the number of households we can assist to below the number of households assisted currently: 1452 through the Housing Choice Voucher Program.
- If the above 75% requirement continues, employ admissions preferences aimed at families with economic hardships. In Section 8 Program, to meet the HUD federal targeting requirement, families that exceed the 30% of AMI may be passed over for those that do not. In the Public Housing program, applicants will be housed in accordance with the Income Ranges stated in the Admission and Occupancy Policy, which are to be updated annually.
- Adopt rent policies to support and encourage work
- Other: (list below)
 - If determined feasible, prepare an RFP for Project Basing of 25 Section 8 vouchers to be used with developments applying for County/City HOMES funds and PA Low Income Housing Tax Credits to insure affordable housing for persons at or below 30% of median income. Preference will be given to

those developments approved by the City and/or County for HOMES funds. New federal regulations may apply.

- Subject to funding availability, continue to provide services to assist the residents move toward self-sufficiency.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- The Authority proposes to submit an Elderly Only Designation Plan by 9/05. If approved by HUD, begin implementing the plan by 4/06, with relocation offers to existing residents taking place over the next 5 years, if financially feasible.
- Apply for special-purpose vouchers targeted to the elderly, should they become available, if the special-purpose meets the needs and does not interfere with our ability to lease our current public housing efficiency and one-bedroom units.
- Other: (list below)
 - If the Elderly Only Designation Plan is approved by HUD, set aside up to 20 Section 8 Housing Choice Vouchers to offer existing non-elderly disabled public housing applicants affected by the Plan, subject to there being a minimum of 80 vouchers available for newly assisted applicants within the fiscal year. (Reduce the number to equal 25% of the number available in the fiscal year.)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing and the needs of those at the top of our Public Housing wait list, subject to financial feasibility.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available or, if not available by 4/06, increase the number of existing vouchers targeted to persons with disabilities from 15 to 50 (include the 20 listed above to help applicants on the public housing wait list.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Other: (list below)
 - Include the development of units for families with disabilities in all development the Authority is involved in.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	\$ 2,615,090	Based on FY 2005 HUD 527723 at 90% funding
b) Public Housing Capital Fund	\$ 1,761,152	Based on FY2004 Capital Fund Grants
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 6,799,980 (estimate)	Projected based on current program costs
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) ROSS Grants Neighborhood Network Grant = ROSS RSDM Family =	\$ 50,000 \$ 83,333	> 1 year of 3 year grants awarded in 2005
h) Com. Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8 FSS Coordinator	\$ 38,559	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2002 (711)	0	Public Housing Mod. +
Capital Fund 2003 (712 Phase 1 &2)	\$ 74,000	Public Housing Mod. +
Capital Fund 2004 (713)	\$ 1,199,870	Public Housing Mod. +
3. Public Housing Dwelling Rental Income	\$ 2,950,260	Based on FY 2006 projected average monthly rental income per unit. Use toward PH operations.
4. Other income (list below)		
ROSS RSDM 2002	\$ 750	For PH Self-Sufficiency Initiatives
ROSS NN Grant	\$ 96,000	Neighborhood Network Grants
ROSS Elderly	\$ 29,000	
5. Non-federal sources (list below)		
Total resources	\$15,697,994	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (3-4 months)
- Other: (describe) When a handicap design unit becomes vacant.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) Ability to meet financial obligations.

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) – Note: currently in the process of investigating feasibility of this and hope to put in place within this fiscal year if determined feasible.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists for Hanover and Northern York County, effective 8/01. If determined feasible, implement an additional site-based list for Yoe/Red Lion/Windsor sites/and Glen Rock, and one each for Springfield Apartments, Stony Brook Manor, and Wrightsville.
- Other (describe) Income ranges.

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
Website, effective 2006.

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

1. How many site-based waiting lists will the PHA operate in the coming year?
Definitely 2 (One list for the scattered site units in Hanover Borough and one list for Projects PA22-16, 23, and 33, The Fairmont, Fairmont Village, and Fielding Way); and, possibly four more for PA22-17 (Springfield Apts.); PA22-18 (Stony Brook Manor; PA22-12, 19, 37 (units located in Yoe, Windsor, Red Lion and Glen Rock Boroughs), and a portion of PA22-12 (Wrightsville) for a total of 6 (refer to 3. A. (2). a. above).

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 4, if determined feasible

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists? One (1) "site-based" list and one (1) list for developments that are not "site-based".

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

(NOTE: Applicants offered a unit as a result on a site-based list will have their name removed from the waiting list if they do not accept the offer. Applicants offered housing from the general wait list will fall to the bottom of the wait list if they do not accept the offer, with their application date being changed to the date they refuse the offer. The exception to this is listed below under 3. A. (3). c. In 2001, the Authority amended the Admission and Occupancy Policy to add the following under V. Assignment and Transfer of Tenants, A. Initial Assignment 2.a. Applicants on the Site Based wait list that are extended a housing offer and refuse the offer, will be removed from the Site Based Waiting List, #3 under the same section will be amended to add the following (in bold): If the dwelling unit **on the general occupancy wait list** is rejected and the reason for rejection is unacceptable under the Policy and Plan A...

b. Yes No: Is this policy consistent across all waiting list types?

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Over-housed **
- Under-housed **
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work, or, to remove the unit from the rent rolls for use as public space.)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Handicap accommodations. (Medical Justification)
 - When occupancy reaches 98.5% for two consecutive months
 - At minimum 3 per year, even if the occupancy does not reach 98.5%.

**Section V. Assignment and Transfer of Tenants, B. Transfer of Tenants was amended to read as follows: Transfer of Tenants. Tenant transfers, for reasons other than for handicap accommodations, will be permitted only when the aggregate number of occupancy days ensures that an occupancy rate of 98.5% will be maintained, except that, even if it does not meet 98.5%, a minimum of 5 transfers, of those over-housed or under-housed will take place each of the first three fiscal years in the 5 Year Plan.

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work, or are being trained to work, in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

- 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program and determined by the program's administrator as being ready for permanent housing.
- Up to 10 families (otherwise eligible for the public housing program) per year may be given preference if they are involuntarily displaced by a local disaster as declared by federal or state government, or, by a government action that is part of a government approved redevelopment plan.

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Up to 10 families (otherwise eligible for the public housing program) per year may be given preference if they are involuntarily displaced by a local disaster as declared by federal or state government, or, by a government action that is part of a government approved redevelopment plan.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers (These income tiers are analyzed and adjusted based on housing needs and fiscal needs of the Authority.)
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site based waiting lists
- If selected, list targeted developments below:

- Employing waiting list “skipping” to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?

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

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

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- (1) Money owed to the Housing Authority
 - (2) Evicted from Public Housing within past 5 years
 - (3) History of Fraud in Federal Housing Programs
 - (4) If previously assisted, compliance with program regulations
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) – Note: currently in the process of investigating feasibility. If feasible, hope to have in place end of fiscal year.
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Name and address of former LL's while in the program, history of previous damage to a unit beyond reasonable wear and tear, whether any previous claims were paid to a landlord and any history of drug trafficking to our knowledge.

(2) Waiting List Organization

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

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting), if necessary
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - A one or two-person family who is elderly, disabled or displaced before other single families.
 - Subject to the PH Designated Housing Plan being approved by HUD, set aside the lesser of (1) 20 vouchers, or (2) 25% of the vouchers expected to be newly issued and under HAP contract within the fiscal year, to offer as alternative to non-elderly disabled applicants on the public housing wait list.
 - Increase vouchers set aside for the disabled from 15 to 50, including the 20 vouchers referred to above for persons on the public housing wait list.

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
 The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other - Notices to agencies serving the special-purpose population

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

(NOTE: The information is based on current regulations and may be changed if the regulations regarding determination of rents change.)

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of

adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$26-\$50 Note: Minimum Rent shall be increased from \$25 to \$50 by the beginning of the applicable fiscal year.

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: The Authority shall charge an income based rent of 25% of an adjusted income for persons residing in efficiency apartments.

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
▪ 10% of earned income is deducted

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- 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)

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

f. Rent Re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard) (Effective prior to the end of the current fiscal year.)

- At or above 90% but below 100% of FMR (95% For 3, 4, and 5 bedroom units)
- 100% of FMR
- 100% to 110% of FMR (105% for 0, 1, and 2 bedroom units)
- 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)
- When necessary due to funding availability or unavailability.

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 Note: Minimum Rent is \$50

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (pa022a05).
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1070	200
Section 8 Vouchers	1383	225
Section 8 Certificates	0	0
Section 8 Mod Rehab	57	10
Special Purpose Section 8 Certificates/Vouchers (list individually) Mod Rehab SRO YMCA	56	30
Dutch Kitchen	50	15
Family Unification Pgm	19	5
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Turnkey III Homeownership	24	Hope to sell 16 by 3-31-06

C. Management and Maintenance Policies

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

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

- Admission and Occupancy Policy
- Grievance Procedures
- Policy and Procedure for Resident Initiatives
- Tenant's Accounts Receivable Policy
- Repeated Late Payment Policy
- Live-In Aide Policy
- Pet Policy
- Abuse Policy
- Smoke Detector Policy

- Paint Policy
- Pool Policy
- Vandalism Policy
- Document Disclosure Policy
- Lease
- Tenant Handbook
- Maintenance Plan (includes description of any measures in place for the prevention or eradication of pest infestation (which includes cockroach infestation))
- De-concentration Policy
- Community Service or Self-Sufficiency Work Activities Requirement Policy
- Satellite Dish Policy

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (pa022b05). PHA Plan Table Library

-or-

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

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment C (pa022c05).

-or-

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

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

MAY BEGIN PLANNING OF DEMOLITION AT PARKWAY HOMES (2 ROWS OF HOMES – MAXIMUM 12 UNITS); AND, CODORUS HOMES & CODORUS HOMES EXTENDED (DUE TO SUBSURFACE STRUCTURAL PROBLEMS IN COLLABORATION WITH PLANS BY THE CITY TO DEVELOP AREA)

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Parkway Homes 1b. Development (project) number: PA22-3
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (n/a)
5. Number of units affected: Twelve (12)
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Spring of 2007 b. Projected end date of activity: Fall of 2007

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Broad Park Manor
1b. Development (project) number:	PA22-5b
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> 2 of 3 buildings – for those age 55+ Occupancy by families with disabilities <input checked="" type="checkbox"/> 1 of 3 buildings Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(09/30/05)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	280
7. Coverage of action (select one)	

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development (as stated above)
Designation of Public Housing Activity Description
1a. Development name: Springfield Apartments
1b. Development (project) number: PA22-17
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
3. Application status(select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/30/05)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 75
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stony Brook Manor
1b. Development (project) number: PA22-18
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (09/30/05)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100
7. Coverage of action (select one)

<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development
Designation of Public Housing Activity Description	
1a. Development name:	The Fairmont
1b. Development (project) number:	PA22-16
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> Propose to put a 15% cap on the percentage of units that are not designed with handicap features to be available for residents under age of 55.
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(09/30/05)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	75
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	None
1b. Development (project) number:	Currently Turnkey III Homeownership – Not Public Housing
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants – Hope to have 10 participants receiving “mortgage” assistance by 9/30/06.
- 26 – 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- Have not finalized these plans. Proposed to have in place prior to 10/1/04 Will collaborate with other agencies/programs currently in place for first-time homebuyers.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/26/00 Will meet with TANF Agency officials to update agreement by 9/30/05.

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

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

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/applicants
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
 Preference/eligibility for section 8 homeownership option participation
 Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of

residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>ROSS-RSDM-Family (Note: Grant award announced 4/15/05)</i>	<i>129 adults and 30 youth</i>	<i>Upon Request</i>	<i>Jefferson Center site, with all other YHA sites being able to provide referrals.</i>	<i>Public Housing only</i>
<i>ROSS-RSDM-Elderly (Note: Grant expires 2/18/06)</i>	<i>324 adults (duplicate #'s from above)</i>	<i>Upon Request</i>	<i>Broad Park Manor Campus, Parkway, and Parkway Extended</i>	<i>Public Housing Only</i>
<i>ROSS-Neighborhood Networks (Note: Grant expires 3/1/06)</i>	<i>50 adults and 70 children</i>	<i>Upon Request</i>	<i>Codorus and Wellington Homes</i>	<i>Public Housing Only</i>
<i>Service Coordinator</i>	<i>250 adults</i>	<i>Upon Request</i>	<i>The Fairmont, Springfield Apartments, and Stony Brook Manor Apts.</i>	<i>Public Housing Only</i>
<i>ROSS-Neighborhood Networks (Note: Grant award announced 4/15/05)</i>	<i>201 adults</i>	<i>Upon Request</i>	<i>Jefferson Center</i>	<i>Public Housing Only</i>

(2) Family Self Sufficiency program(s)

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (as of 3/31/05)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25 (5 of 10 mandatory slots remain)	17 (as of 3/31/05)
Section 8	40 (35 of 53 mandatory slots remain)	27 (as of 3/31/05)

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

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

The YHA Board adopted Community Service or Self-Sufficiency Work Activities Policy was submitted with our 2001 plan. Since then, HUD has rescinded the requirements and we have informed participants. Effective 10/1/03, the policy has been re-implemented in accordance with regulations.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

Computer Lab at the Jefferson Center; Codorus Homes and Wellington Homes
Drug and Alcohol Counseling and Prevention Groups;
Wellness Center at Broad Park Manor and the Jefferson Center
Video surveillance equipment at the Jefferson Center and Broad Park Manor

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

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

C. Coordination between PHA and the police

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

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- N/A Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- N/A Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?
- N/A Yes No: This PHDEP Plan is Attachment – N/A

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

The Authority adopted a pet policy to cover units occupied by elderly and families. It conforms to the current pet policy rule and was submitted with the 2001 Agency Plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

All proposed activities are addressed elsewhere in this Plan.

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations –

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

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

- Attached at Attachment (File name)
 Provided below:

Excerpt from 7/6/05 letter:

The RAB agrees with the strategies outlined in the Agency Plan and would like to specifically express support for the following:

- The expansion of written material regarding programs offered, including the creation of a website with the capability of submitting applications for the Public Housing and Section 8 Programs;
- The demolition of 12 homes in Parkway Homes and 60 homes in Codorus Homes and Codorus Homes Extended as long as the demolition does not result in a hardship for residents;
- Accommodating transfer needs of residents due to household size within 18 months and, amend occupancy standards that would permit when feasible to initially house families with two children in units so each child has a bedroom.
- The use of FBI criminal background checks to improve the ability to obtain information regarding crimes committed by all applicants no matter where they reside/resided, encouraging that the process selected considers timeliness of obtaining the information, privacy and respect for the fingerprinting process, and confidentiality of information retrieved;
- Establishing site-based wait lists for the public housing sites proposed in the Plan;
- Housing for the displaced; and
- Charging 25% of adjusted income for efficiency apartments, if cost feasible for the Authority.

In addition, the RAB understands the need for the Authority to amend its policies and procedures on rent calculations if regulations permit such amendments and would like to express its wish to comment on the subject when more information is available.

Signed by Justine Boatwright, President

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

Considered comments, but determined that no changes to the PHA Plan were necessary. The RAB comments are supportive of areas of the draft Agency Plan.

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

Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

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

Note: June Winter, a member of the Resident Advisory Board and a resident of Public Housing, was appointed to the PHA Board by the appointing authority (City of York – Mayor with Council approval) in July 2000. She is serving a 5 year term.

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(City of York)**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- 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.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

3. Other: (list below)

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

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

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

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

3. Other: (list below)

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

D. Other Information Required by HUD

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

1. Amendments:

The Plan must be amended when there is a significant amendment to the scope of work or services. This Plan defines significant amendment as –

- A. Under the Capital Fund: Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund.

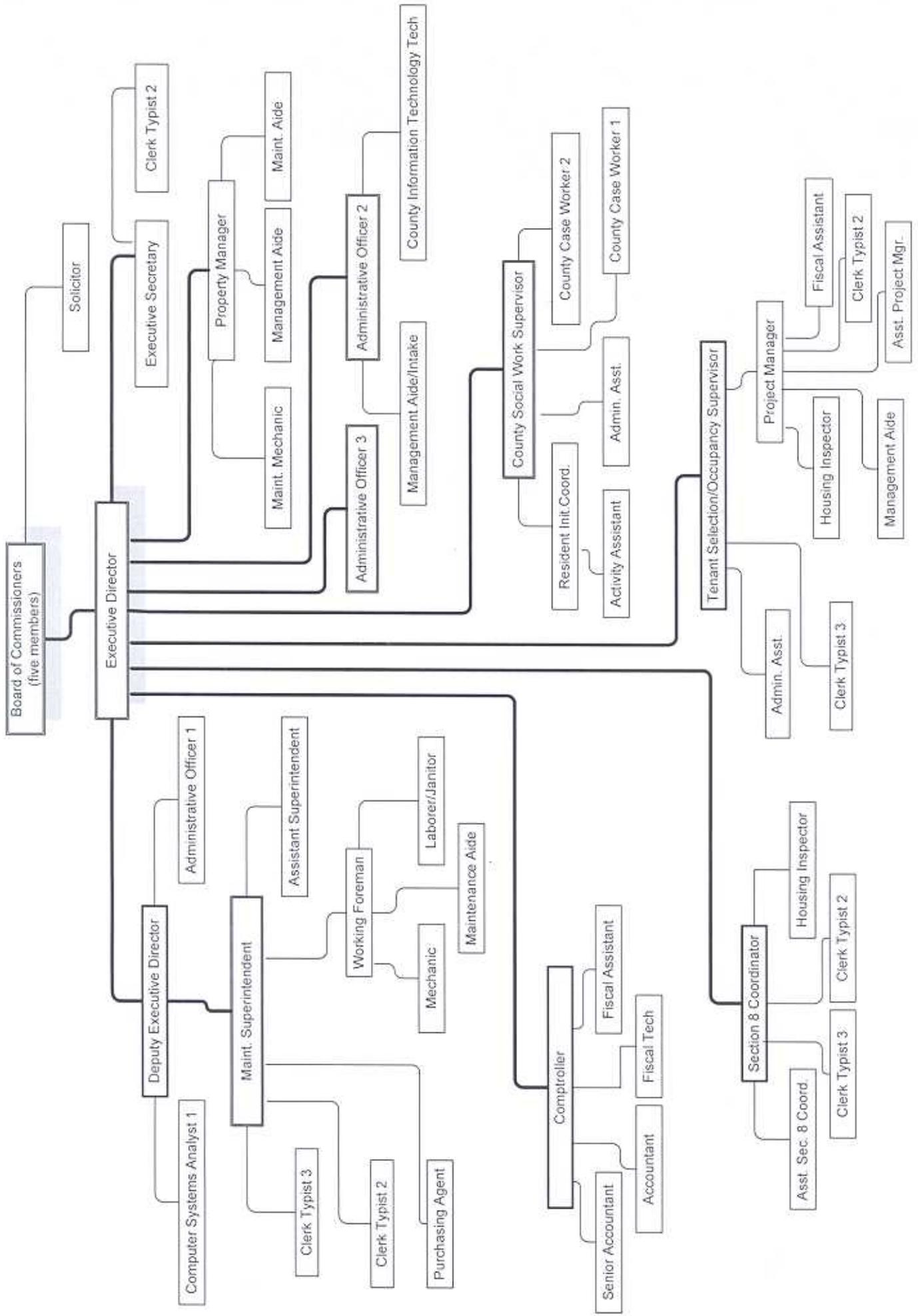
- B. Under Strategies or Services, when the following occur unless the change is due to the elimination or significant reduction in funds previously available to provide the service associated with the change:
- a. When there are changes to rent or admission policies or organization of the wait list;
 - b. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities, unless the elimination is as a result of elimination of funding that proposed to or had previously covered the expense of the service/program.

Attachments

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

- A. YHA Management Organization Chart (pa022a05)
- B. FY2004 Capital Fund Program Annual Statement (pa022b05)
- C. 5-Year Action Plan for Capital Fund 2005 – 2010 (pa022c05)
- D. Performance Report for Capital Fund program, as of 3/31/05 (pa022d05)
- E. Progress Report on Agency Plan (Annual Plan) Strategies for 10/1/03 – 9/30/04 fiscal year (pa022e05)
- F. Assessment of Site Based Waiting List (pa022f05)
- G. Voluntary Conversion Initial Assessment (pa022g05)
- H. De-concentration Analysis of Family Sites (4/05) (pa022h05)
- I. Certifications by Local Jurisdictions (City of York and County of York) of PHA Plans Consistency with the Consolidated Plans (Original will be mailed to HUD Field Office)

HOUSING AUTHORITY OF THE CITY OF YORK



CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO225-05 CFP 714 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
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				
3	1408 Management Improvements	250,000			
4	1410 Administration	176,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**110,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	266,200			
10	1460 Dwelling Structures	759,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	5,000			
13	1475 Nondwelling Equipment	50,000			
14	1485 Demolition	80,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	59,952			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,761,152			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

*Significant amendment is considered 5% of Annual Grant Amount

**Codus Creek Study \$15,000

**ADA Study of properties \$20,000

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO225-05 CFP 714 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-2 Wellington Homes	Install new radiators w/ball valves in bathrooms	1460	74 bathrooms	27,000				
PA22-3 Parkway Homes	Add fuse between pole and building for 28 buildings- estimate	1450	28 buildings	25,200				
	Site improvements – 4 buildings	1450	2 buildings	80,000				
	New Facades-4 Bldgs & wrap Electric Service	1460	2 bldg-12 units	180,000				
	Demolition 2 row of units -estimate	1485	2 bldg-6 units	60,000				
PA22-5b Broad Park Manor	Replace underground Elect. Service estimate	1450	3 buildings	120,000				
	Install sprinkler system, painting estimate	1460	1 building	250,000				
	Replace Roof-1 building, estimate	1460	1 building	100,000				
	Relocation Cost	1495.1	10 units	5,000				
PA22-12 Scattered Sites	Replace Roof - HACY Office- 31 S. Broad St., estimate	1460	1 building	100,000				
	490 E. Market St.-stone & repave parking lot estimate	1450	1 site	16,000				
PA22-16 The Fairmont	Bench in Lobby and Gazebo in back of the building	1475	1 bench, 1 Gazebo	10,000				
PA22-17 Springfield Apartments	Extend exhaust stack above the building roof.	1470	1 stack	5,000				
	Re upholster/repair furniture & new drapes as needed in community room & Lounges	1475	25 pieces	15,000				
PA22-18 Stony Brook Manor	Re upholster/repair furniture & new drapes as needed in community room & Lounges	1475	25 pieces	15,000				
PA22-19 Glen Rock Windsor	Replace boiler- 35 W. Main, Windsor	1460	1 bldg - 4 units	12,000				
PA22-37 Red Lion	Replace Porch – 12 W. Howard Ave	1460	1 building	25,000				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: 714 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	HA-WIDE							
	Home Skills Services	1408		2,100				
	Resident Initiatives and Quality of life Programs	1408		100,000				
	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		10,000				
PA22- 1, 2, 3, 4, 5a & 5b	Community Policing	1408		75,000				
	Budget Counseling-HA wide	1408		9,900				
	Contract for Investigator	1408		15,000				
	Update PH Leasing Orientation Video	1408		8,000				
PA22 – 3 & 5b	Security Services	1408		30,000				
Various Locations	Landscaping	1450		25,000				
Various Locations	ADA Accommodations - as per HUD Report	1460		50,000				
	Install Backflow valves- 2 water & 2 fire	1460	4	15,000				
	Computer Equipment	1475		10,000				

*Significant amendment is considered 5% of Annual Grant Amount

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

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program No: 714 Replacement Housing Factor No:					Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-3	9/07			9/09			
PA22-5b	9/07			9/09			
PA22-12	9/07			9/09			
PA22-16	9/07			9/09			
PA22-17	9/07			9/09			
PA22-18	9/07			9/09			
PA22-19	9/07			9/09			
PA22-37	9/07			9/09			

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

May 9, 2005

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name York Housing Authority		Original 5-Year Plan			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 715 PHA FY:	Work Statement for Year 3 FFY Grant: 716 PHA FY:	Work Statement for Year 4 FFY Grant: 717 PHA FY:	Work Statement for Year 5 FFY Grant: 718 PHA FY:
	Annual Statement				
PA22-1		60,100	20,000	318,000	165,000
PA22-2		44,200	560,000	313,600	313,600
PA22-3		599,000	29,000	350,000	660,975
PA22-4		84,000	48,000	66,600	172,000
PA22-5a		0	22,000	11,200	0
PA22-5b		7,000	61,650	0	0
PA22-12		4,100	57,500	0	0
PA22-13		4,000	120,000	30,000	0
PA22-16		52,500	93,750	0	0
PA22-17		0	70,750	165,000	0
PA22-18		158,340	7,000	0	0
PA22-19		44,000	0	0	0
PA22-23		30,700	34,250	0	0
PA22-24		5,000	0	0	0
PA22-33		31,100	11,375	0	0
PA22-36		0	0	0	0
PA22-37		7,500	0	0	0
HA-WIDE		50,000	50,000	50,000	50,000
CFP Funds Listed for 5-year planning		1,181,540	1,185,275	1,304,400	1,361,575
Replacement Housing Factor Funds					

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

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

Activities for Year : <u>2006</u> FFY Grant: 715 PHA FY:			Activities for Year: <u>2007</u> FFY Grant: 716 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-1 Codorus Homes	Repair Soffit & Fascia 9 buildings	60,100	PA22-1 Codorus Homes	Re point brick-as needed-estimate Re roof rear porch – 48 units	10,000 10,000
SUBTOTAL		60,100	SUBTOTAL		20,000
PA22-2 Wellington Homes	72 units- Replace vinyl bath floors with tile, replace sub floors as necessary and all drum traps Replace 2 Boilers – 137 Pattison Street	34,200 10,000	PA22-2 Wellington Homes	New Facades & windows 25 units, 3 buildings Site improvements 25 units	500,000 60,000
SUBTOTAL		44,200	SUBTOTAL		560,000
PA22-3 Parkway Homes	Replace Kit cabs & tops – 188 units Redo Soffit over stoves – 188 units Refinish Hardwood floors – 20 units	560,000 15,000 24,000	PA22-3 Parkway Homes & Jefferson Center	Re point brick as needed – estimate Replace Exit Lighting 12 each Better lighting, 3 hallways, lobby & Room 11	25,000 1,000 3,000
SUBTOTAL		599,000	SUBTOTAL		29,000
PA22-4 Parkway Homes Extension	24 – 1 bedroom units replace flooring	84,000	PA22-4 Parkway Homes Extended	Re point brick as needed – estimate Paint Elderly Units – 24 Remove oversize shrubs & replace – 200 plants	15,000 28,000 5,000
SUBTOTAL		84,000	SUBTOTAL		48,000
PA22-5b Broad Park Manor	Replace 1 boiler - 27 S. Broad St. WRSC	7,000	PA22-5a Codorus Homes Extended	Replace bathtub drain lines w/straight drain line 12 units Re point brick as needed – estimate Re roof rear porch – 12 units	12,000 5,000 5,000
SUBTOTAL		7,000	SUBTOTAL		22,000
PA22-12 Scattered Sites	7 & 9 Pine ST- relocate Washer & Dryer to basement 28 N. Main St. Yoe-remove carpet & replace Kitchen tile floor 155 sq. ft.	1,000 3,100	PA22-5b Broad Park Manor & White Rose SC	New mailboxes in lobby – 3 buildings Remove wall paper at Elevator jambs & paint 3 buildings (27 areas) Paint Hallway-all floors in 3 buildings Replace White floor tile on 1 st floor – 3 bldgs Replace Store Front entry doors – 2 sets	1,500 5,400 28,000 6,750 20,000
SUBTOTAL		4,100	SUBTOTAL		61,650
PA22-13 Wrightsville W. Manchester	Replace bathroom exhaust fans – 20 units	4,000	PA22-12 Scattered Sites & 31 S Broad St.	19 W Penn St, replace Concrete steps – estimate 6 N Main St, replace concrete steps-estimate Power wash scattered site-20 buildings Replace AC's (1 ea)3, 5, 7.5 ton	1,500 1,000 14,000 41,000
SUBTOTAL		4,000	SUBTOTAL		57,500

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

Activities for Year : <u>2006</u> FFY Grant: 715 PHA FY:			Activities for Year: <u>2007</u> FFY Grant: 716 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-16 The Fairmont	Approx 60 units – replace bathroom exhaust fans Replace Concrete patio 333 sq. ft. behind Community room Replace 7 tubs with drive in showers in 1 st floor handicap units.	12,000 2,000 38,500	PA22-13 Wrightsville W Manchester	Replace windows in 20 units	120,000
SUBTOTAL		52,500	SUBTOTAL		120,000
PA22-18 Stony Brook	Replace 75 LF of 4' sidewalk at Pleasant Acres road Relocate & upgrade ventilation in 10 hallways Replace Roof – estimate	2,340 16,000 140,000	PA22-16 The Fairmont	New roof- 1 building-estimate New Exit lights- 30 each Tub liners w/surrounds – 68 units	60,000 1,500 32,250
SUBTOTAL		158,340	SUBTOTAL		93,750
PA22-19 Glen Rock Windsor	Re point-25 N. Church St & 135, 137, 139 Hanover St as needed- estimate	44,000	PA22-17 Springfield Apts.	Replace sidewalks along Kenneth Rd-308 sq ft New range Hoods- 75 units New Exit Lights- 40 Replace floor tiles in bathroom- 75 units	2,400 16,350 2,000 50,000
SUBTOTAL		44,000	SUBTOTAL		70,750
PA22-23 Fairmont Village	Replace roof on houses and sheds-5 buildings- 15,000 sq. ft.	30,700	PA22-18 Stony Brook Manor	New landscaping, 200 plants, mulch, grade & reseed New Exit lights-40	5,000 2,000
SUBTOTAL		30,700	SUBTOTAL		7,000
PA22-24 N. Beaver St.	Resurface & stripe parking lot-3,401 sq. ft.	5,000	PA22-23 Fairmont Village	Tub liners w/surrounds – 25 units Replace all closet, laundry & furnace doors with metal bi-fold doors- 25 units	11,750 22,500
SUBTOTAL		5,000	SUBTOTAL		34,250
PA22-33 Fielding Way	Replace wood railing with PVC – 15 units Replace and/or wrap Exterior door jambs – 15 units Pressure wash 8 buildings	15,000 10,500 5,600	PA22-33 Fielding Way	Replace interior doors with metal bi-fold and/or Luan-15 units	11,375
SUBTOTAL		31,100	SUBTOTAL		11,375
PA22-37 Red Lion	559 S. Main St. Replace deck 100 sq. ft. 100 Henrietta St. replace Concrete steps- 1 set	1,500 6,000	HA-WIDE	ADA Accommodations-as per HUD	50,000
SUBTOTAL		7,500	SUBTOTAL		50,000
HA-WIDE	ADA Accommodations-as per HUD	50,000			
SUBTOTAL		50,000			
Total CFP Estimated Cost		\$1,181,540			\$ 1,185,275

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

Activities for Year : <u>2008</u> FFY Grant: <u>717</u> PHA FY:			Activities for Year: <u>2009</u> FFY Grant: <u>718</u> PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-1 Codorus Homes	Replace domestic hot water lines-48 units Remove asbestos- 48 units Replace bath tub drain w/straight line – 48 units	30,000 240,000 48,000	PA22-1 Codorus Homes	Replace Kitchen Cabinets-48 units Extend Cleanouts-48 units	145,000 20,000
SUBTOTAL		318,000	SUBTOTAL		165,000
PA22-2 Wellington Homes	New Facades & windows 14 units, 2 buildings Site improvements 14 units	280,000 33,600	PA22-2 Wellington Homes	New Facades & windows 14 units, 2 buildings Site improvements 14 units	280,000 33,600
SUBTOTAL		313,600	SUBTOTAL		313,600
PA22-3 Parkway Homes	60 End units-replace washer drains & add clean-outs New Office-2500 sq ft	100,000 250,000	PA22-3 Parkway Homes	Underground Utilities Fencing- 188 units	288,000 372,975
SUBTOTAL		350,000	SUBTOTAL		660,975
PA22-4 Parkway Homes Extension	Replace 172 Storm doors	66,600	PA22-4 Parkway Homes Extension	Fencing 86 units	172,000
SUBTOTAL		66,600	SUBTOTAL		172,000
PA22-5a Codorus Homes Extended	Replace 24 Storm Doors	11,200	HA-WIDE	ADA Accommodations-as per HUD	50,000
SUBTOTAL		11,200	SUBTOTAL		50,000
PA22-13 Wrightsville W Manchester	Replace Sheds-20 units Replace bath vinyl floors with VCT-20 units	20,000 10,000			
SUBTOTAL		30,000	SUBTOTAL		
PA22-17 Springfield Apt	Replace 2 water heaters & add circulating systems Replace Roof – estimate	65,000 100,000			
SUBTOTAL		165,000			
HA-WIDE	ADA Accommodations-as per HUD	50,000			
SUBTOTAL		50,000			
Total CFP Estimated Cost		1,304,400			\$ 1,361,575

May 9, 2005

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-00 CGP 709 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/2004 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	200,000	200,000	200,000	200,000
4	1410 Administration	180,000	183,767	183,767	183,767
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	90,106	90,106	90,106
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	221,000	240,988	240,988	240,988
10	1460 Dwelling Structures	948,700	1,012,457	1,012,457	1,012,457
11	1465.1 Dwelling Equipment—Nonexpendable	27,000	25,964	25,964	25,964
12	1470 Nondwelling Structures	36,000	37,382	37,382	37,382
13	1475 Nondwelling Equipment	13,000	45,117	45,117	45,117
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	25,000	1,890	1,890	1,890
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	86,971	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,837,671	1,837,671	1,837,671	1,837,671
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	8,382	8,382	8,382
24	Amount of line 21 Related to Security – Soft Costs	56,500	58,569	58,569	58,569
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA269022501-00 CGP 709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1	Pull down Grant 710-Handrails	1450	20		13,860	13,860	13,860	Complete
PA22-2	Replace Storm Doors	1460	140	43,200	75,600	75,600	75,600	Complete
	Replace Fences	1450	4250 LF	35,000	140,672	140,672	140,672	Complete
PA22-3	Site Improvements	1450	30 Units	30,000	0	0	0	Incl. in Façade Imp.
	Playground Equipment	1475		0	24,962	24,962	24,962	Complete
	Exterior Improvements	1460	30 Units	270,000	382,493	382,493	382,493	Complete
	Replace Fences	1450		65,000	0	0	0	Moved to later phase
	1. Jefferson Security System	1470		0	28,260	28,260	28,260	Complete
PA22-4	Replace Fences	1450		50,000	0	0	0	Moved to later phase
PA22-5B	Replace windows 440 bldg	1460	209	392,000	369,954	369,954	369,954	Complete
	Emergency pull cords in LR	1460		55,000	0	0	0	Done in 708
	Carpet basement Community Rm	1470	3	10,500	0	0	0	Not needed
	Replace drapes in basement Comm Rms	1460	3	1,000	477	477	477	Complete
	Reupholster chairs in Community Rms	1460	18	4,500	3,384	3,384	3,384	Complete
	Paint Laundry Rooms	1460	3	1,000	3,000	3,000	3,000	Complete
	Transfer fans from LR to Bedroom	1460	93	42,000	0	0	0	Done in 708
	Replace showers in 449 E King	1460	30	80,000	77,481	77,481	77,481	Complete
	1. Trans Switches/Generator Testing	1460			20,645	20,645	20,645	Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA269022501-00 CGP 709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-5B	New furniture Game Rm	1475	1	2,000	2,497	2,497	2,497	Complete
White Rose Center	Replace Tile in Comm Rms	1470	3	5,500	0	0	0	Not needed
	Replace Drapes	1470	3	3,000	1,191	1,191	1,191	Complete
	Re-anchor patio hand rails	1470		2,500	0	0	0	Not needed
	Picnic Tables	1475	2	1,000	1,314	1,314	1,314	Complete
	Cut curb for wheelchair ramp	1450	1	1,000	4,000	4,000	4,000	Complete
	Carpet	1470	1 Rm	10,000	2,350	2,350	2,350	Complete
	Replace A/C Unit	1470	1	15,000	5,581	5,581	5,581	Complete
PA22-12	Computer Equipment	1475		10,000	16,344	16,344	16,344	Complete
	2. Roof Repairs/Painting	1460			13,643	13,643	13,643	Complete
	3. RR Renovations	1430			4,368	4,368	4,368	Complete
PA22-13	Replace Storm Doors & power wash siding	1460	40	14,500	18,400	18,400	18,400	Complete
	Sand/Paint Trim	1460	40	5,000	4,000	4,000	4,000	Complete
PA22-16	Resurface Parking Area	1450	13,400 Sq.Ft.	20,000	33,500	33,500	33,500	Complete
PA22-17	Carpet Halls	1460	11 @ \$3,181	20,000	35,000	35,000	35,000	Complete
PA22-18	Resurface Parking Areas Add Handicap Spaces	1450	13,290 Sq.Ft.	20,000	48,956	48,956	48,956	Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA269022501-00 CGP 709 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	ADA 504 Improvements	1460	10	10,000	8,382	8,382	8,382	Complete
Authority Wide	Development Planning/Consultant	1498		25,000	1,890	1,890	1,890	Complete
Authority Wide	Appliances	1465.1	54	27,000	25,964	25,964	25,964	Complete
Authority Wide	Management Improvements			0	0	0	0	
	Resident Initiatives & Quality of Life programs	1408		90,000	94,309	94,309	94,309	Complete
	Provide Security Services @ BPM & Jefferson Center	1408		56,500	58,569	58,569	58,569	Complete
	Home Skills & Budget Counseling	1408		8,000	7,029	7,029	7,029	Complete
	Occupancy/Management	1408		6,500	6,500	6,500	6,500	Complete
	Computer Training	1408		4,000	4,000	4,000	4,000	Complete
	Supervisory Training	1408		2,500	3,584	3,584	3,584	Complete
	Ongoing Employee Training	1408		10,000	10,162	10,162	10,162	Complete
	Reduce Unit Turnaround	1408		7,500	7,500	7,500	7,500	Complete
	Participation in County's Centralized Intake Computer System	1408		15,000	8,348	8,348	8,348	Complete
Admin	Not to Exceed 10% of Grant	1410		180,000	183,767	183,767	183,767	Complete
Fees/Costs	Architect/Engineer	1430		100,000	85,738	85,738	85,738	Complete
Contingency	Not to exceed 10% of Grant	1502		86,971	0	0	0	

1. Added by Local Amendment
2. Pulled down from CFP 708
3. Added by formal Amendment

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

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program No: PA26PO22501-00 CGP 709 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-2	12/2002	09/2002		12/2003	09/2004		
PA22-3	12/2002	09/2002		12/2003	09/2004		
PA22-5b	12/2002	09/2002		12/2003	09/2004		
PA22-12	12/2002	09/2002		12/2003	09/2004		
PA22-13	12/2002	09/2002		12/2003	09/2004		
PA22-16	12/2002	09/2002		12/2003	09/2004		
PA22-17	12/2002	09/2002		12/2003	09/2004		
PA22-18	12/2002	09/2002		12/2003	09/2004		
HA-wide	12/2002	09/2002		12/2003	09/2004		
Management Improve.	12/2002	09/2002		12/2003	09/2004		

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

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-01 CFP 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/05 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	225,000	225,000	225,000	216,038
4	1410 Administration	187,000	187,062	187,062	187,062
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100,000	50,871	50,871	50,871
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	165,764	95,614	95,614	95,614
10	1460 Dwelling Structures	714,500	896,925	896,925	896,925
11	1465.1 Dwelling Equipment-Nonexpendable	150,000	100,538	100,538	100,538
12	1470 Nondwelling Structures	220,000	273,517	273,517	273,517
13	1475 Nondwelling Equipment	68,000	19,584	19,584	19,584
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	44,603	25,756	25,756	25,756
21	Amount of Annual Grant:(sum of lines 2-20)	1,874,867	1,874,867	1,874,867	1,865,905
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	8,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	56,500	60,697	60,697	60,697
25	Amount of Line 21 Related to Security -Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-01 CFP 710 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1 Codorus Homes	Add Electric Outlets behind stoves	1460	48	5,000	7,260	7,260	7,260	Complete
PA22-2 Wellington Homes	Add Electrical Outlets behind stoves	1460	72	8,000	11,520	11,520	11,520	Complete
PA22-3 Parkway Homes & Jefferson Center	Site Improvements	1450	36	30,000	6,171	6,171	6,171	Complete
	Façade improvements	1460	36	270,000	473,940	473,940	473,940	Complete
	Playground Equipment	1475	1	25,000	25,165	0	0	Pulled down from CGP 709
	Re point brick on North end	1470	1,670 Sq.Ft	30,000	14,080	14,080	14,080	Complete
	Replace 2" drain running North & South	1470	100LF	10,000	0	0	0	Previously replaced
	Upgrade Security at Parkway Office	1470	1	10,000	6,890	6,890	6,890	Complete
PA22-5a Codorus Homes Extension	Add Electrical Outlets behind stoves	1460	12	1,500	1,580	1,580	1,580	Complete
	Replace sidewalks	1450	1,926 Sq.Ft.	5,000	11,556	11,556	11,556	Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-01 CFP 710 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-5b Broad Park Manor	Replace Windows Bldg. 133 Broad St.	1460	196	340,000	323,500	323,500	323,500	Complete
	Replace Refrigerators-cut down Cabinets	1465.1	281	140,000	100,538	100,538	100,538	Complete
	Add Timers w/Alarms and/or cameras to rear doors	1460	6	3,000	0	Incl'd below	0	Complete
	Upgrade lighting on campus	1450	65	16,764	39,061	39,061	39,061	Complete
	White Rose Center replace roof	1470	1	0	63,639	63,639	63,639	Complete-added by local Amendment
PA22-12 Scattered Sites	Replace Sidewalks as needed	1450	2,507 Sq.Ft.	10,000	17,080	17,080	17,080	Complete
	7 Pine St.-Add window in rear of bldg.	1460	4 Units	2,000	900	900	900	Complete
	30-32 N. Hartley & 446-450 E. Market St.- New roofs	1460	1	16,000	27,970	27,970	27,970	Complete
	32 N. Hartley-Add new door 1 st floor	1460		2,000	1,333	1,333	1,333	Complete
	New phone system-31 S. Broad, Office	1475		35,000	0	0	0	Not needed
	Remodel Office – 31 S. Broad	1470		170,000	176,782	176,782	176,782	Complete
PA22-16 The Fairmont	Cut vents from Liv. Rm. to bedrooms	1460	75	20,000	14,625	14,625	14,625	Complete
	Add Timers w/Alarms to rear doors	1460	3	1,000	0	Incl'd above	0	Complete
PA22-17 Springfield Apts.	Re-pave parking lot	1450	12,000	30,000	21,347	21,347	21,347	Complete
	Add Timers w/Alarms to rear doors	1460	Sq.Ft.	1,000	1,073	1,073	1,073	Complete
	Replace landscape timbers	1450	3	2,000	0	0	0	Incl'd. in Paving
PA22-18 Stony Brook Manor	Cut vents from Liv. Rm. to bedrooms	1460	100	25,000	24,885	24,885	24,885	Complete
	Add Timers w/Alarms to rear doors	1460	3	1,000	0	Incl'd above	0	Complete
	Replace Roof top AC unit	1470	1				11,495	Part Pull down CFP 712

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

PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program No: PA26PO22501-01 CFP 710 Replacement Housing Factor No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
							As per Ivan Chavez directive 8/9/04
PA22-1	12/03	9/30/03		12/05	9/30/05		
PA22-2	12/03	9/30/03		12/05	9/30/05		
PA22-3	12/03	9/30/03		12/05	9/30/05		
PA22-5a	12/03	9/30/03		12/05	9/30/05		
PA22-5b	12/03	9/30/03		12/05	9/30/05		
PA22-12	12/03	9/30/03		12/05	9/30/05		
PA22-16	12/03	9/30/03		12/05	9/30/05		
PA22-17	12/03	9/30/03		12/05	9/30/05		
PA22-18	12/03	9/30/03		12/05	9/30/05		
PA22-19	12/03	9/30/03		12/05	9/30/05		
HA-wide	12/03	9/30/03		12/05	9/30/05		

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

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: PA26PO22501-02 CFP 711 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	210,000	204,771	204,771	83,260
4	1410 Administration	174,000	174,573	174,573	174,573
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	115,000**	115,712	115,712	103,160
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	88,861	1,650	1,650	1,650
10	1460 Dwelling Structures	949,639	846,028	846,028	846,028
11	1465.1 Dwelling Equipment-Nonexpendable	103,000	10,545	10,545	10,545
12	1470 Nondwelling Structures	10,000	323,478***	322,217	322,023
13	1475 Nondwelling Equipment	35,000	10,064	10,064	6,035
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	60,233	60,233	60,233	60,233
21	Amount of Annual Grant:(sum of lines 2-20)	1,745,733	1,745,733	1,745,733	1,607,497
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security -Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

**Significant amendment is considered 5% of Annual Grant Amount*
*** \$15,000.00 for A/E Design Study for addition to 31 S. Broad St. Office PA22-12*
*** \$10,000.00 for A/E Design Study for new facades at Wellington Homes PA22-2*
****Revised by Amendment*

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-02 CFP 711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-1 Codorus Homes	Replace Boilers	1460	48	90,000	211,458	211,458	211,458	Completed
	Replace Concrete Porches	1460	10	20,000	0	0	0	Not needed
	Replace 40 ft. curbs	1450	40 Ft.	3,700	1,650	1,650	1,650	Completed
	Replace Refrigerators	1465.1	53	25,000	0	0	0	Will do as part of ESCO
	Playground Equipment	1475		25,000	0	0	0	Not yet ordered
PA22-2 Wellington Homes	Replace kitchen cabs & change drain lines	1460	72	180,000	0	0	0	Moved to CF712 by Amendment
	Replace Refrigerators	1465.1	72	30,000	0	0	0	Will do as part of ESCO
	Repair Conc. porches	1460	167 LF	60,000	0	0	0	Moved to CF716
	Replace Curbs	1450	18,564	5,500	0	0	0	Moved to CF712
	Pave parking lots	1450	Sq.Ft.	27,661	0	0	0	by Amendment
	Replace expansion tanks	1460		12,000	0	8,163	8,163	Complete
PA22-3 Parkway Homes & Jefferson Center	Site improvements	1450	30-36 Units	50,000	0	Incl'd below	0	Complete
	Façade improvements	1460	30-36 Units	300,000	0	287,157	287,157	Complete
	Replace bath vanities	1460	188	136,382	0	136,382	136,382	Complete
	Cap all dryer vents	1460	188	15,000	0	Incl'd above	0	Complete
	Jefferson-exterior improvements	1470	1,000 Sq.Ft.	10,000	3,000	3,000	3,000	Complete
Jefferson- Security Services	1408		32,000	0	incl'd BPM Security	0	Complete	

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-02 CFP 711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-4 Parkway Homes Extension	Install vanities at Cottages	1460	28	5,000	0	0	0	Move to CFP 713
	Replace vanities in family units	1460	58	19,875	0	0	0	Move to CFP 713
	Repair foundation 711-713 N Pershing	1460	2 units	30,000	0	0	0	Will Demolish
	Replace refrigerators	1465.1	86	35,000	0	0	0	Will do as part of ESCO
	Vinyl wrap posts on porches	1460	58	10,000	13,350	13,350	13,350	Complete
PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E King.	1460	1	5,000	7,792	7,792	7,792	Complete
	Replace Boiler Rm. Doors	1460	2	3,000	4,020	4,020	4,020	Complete
	Security Services	1408		64,000	64,000	64,000	39,707	On going
PA22-12 Scattered Sites	414 W. North – Replace porch	1460	1 unit	3,000	12,958	12,958	12,958	Complete
	Replace basement steps	1460	1 unit	1,500	included	included	included	Complete
	Replace windows	1460	1 unit	5,000	above	above	above	Complete
	30 N. Hartley-Replace bath floor	1460	1 floor	1,500	included	included	included	Complete
	20 George St.-Re flash Roof	1460	1 unit	1,500	above	above	above	Complete
	7 Pine St – Install Sump pump	1460	1 unit	1,000	3,000	3,000	3,000	Complete
	28 N. Main St.-New Porch	1460	1 unit	5,000	0	0	0	Move to later phase
	Computer Equipment	1475		10,000	0	0	0	Not yet purchased
Complete renovations to 31 S. Broad St. and 490 E. Market Street***	1470	2	303,161	320,478	319,217	319,023	Complete	
PA22-13 Wrightsville West Manchester	Install PVC Downspouts & longer Splash Blocks	1460	20	10,000	included above	included above	included above	Complete
PA22-16 The Fairmont	New Carpets-all units	1460	75	45,000	36,400	36,400	36,400	Complete
	Card Entry System	1460	1 system	5,000	9,329	9,329	9,329	Complete
	Add grab bars- 1 st floor units	1460	5 units	5,000	3,987	3,987	3,987	Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-02 CFP 711 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-17 Springfield Apts.	Card Entry system	1460	1 system	5,000	12,330	12,330	12,330	Complete
	Handicap toilets 101-108	1460	8	4,000	6,800	6,800	6,800	Complete
	Handicap door openers-upper lobbies	1460	3	22,764	32,949	32,949	32,949	Complete
PA22-18 Stony Brook	Card Entry System	1460	1 system	5,000	16,032	16,032	16,032	Complete
PA22-23 Fairmont Village	Replace Bath Vanity Cabs	1460	25 units	10,000	14,781	14,781	14,781	Complete
	Replace Bath floors with floor tiles	1460	25 units	17,500	29,127	29,127	29,127	Complete
	Replace Refrigerators	1465.1	25	13,000	0	0	0	Will do as part of ESCO
	Replace exterior sides (veneer skins) on end of kitchen cabinets	1460	25	7,000	4,000	4,000	4,000	Complete
	Add Metal fence around dumpster	1450	40 LF	2,000	0	0	0	Not needed
	HA-Wide							
	Computer Equipment	1475	10	10,000	0	0	0	On going
	Resident Initiatives and Quality of Life Programs	1408		123,000	123,000	121,450	121,450	Ongoing
	Employee Training	1408		8,000	8,012	8,012	8,012	Ongoing
	Participate in County Centralized Intake Computer System	1408		10,000	6,248	6,248	6,248	Ongoing
	Website Design	1408		5,000	5,000	5,000	5,000	Completed
Admin	Not to Exceed 10% of Grant	1410		174,000	174,573	174,573	174,573	Complete
Fees/Costs	Architect/Engineer	1430		115,000	115,712	115,712	103,159	Ongoing

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

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program No: PA26PO22501-02 CFP 711 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-1	9/11/04			9/11/06			
PA22-2	9/11/04			9/11/06			
PA22-3	9/11/04			9/11/06			
PA22-4	9/11/04			9/11/06			
PA22-5b	9/11/04			9/11/06			
PA22-12	9/11/04			9/11/06			
PA22-13	9/11/04			9/11/06			
PA22-16	9/11/04			9/11/06			
PA22-17	9/11/04			9/11/06			
PA22-18	9/11/04			9/11/06			
PA22-23	9/11/04			9/11/06			
HA-wide	9/11/04			9/11/06			

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

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: PA26PO22501-03 CFP 712 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no :)
 Performance and Evaluation Report for Period Ending: March 31, 2005
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	201,954	0	201,954	79,180
4	1410 Administration	146,800	0	146,800	146,800
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	70,000**	0	46,165	46,165
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	121,161	0	102,321	25,555
10	1460 Dwelling Structures	722,400	876,682	876,682	575,151
11	1465.1 Dwelling Equipment-Nonexpendable	130,000	0	565	565
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	35,000	0	29,083	24,986
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	5,000	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	36,172	0	0	0
21	Amount of Annual Grant:(sum of lines 2-20)	1,468,487	0	1,394,569	898,392
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	50,000	0	0	0
25	Amount of Line 21 Related to Security -Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

*Significant amendment is considered 5% of Annual Grant Amount

** \$15,000.00 for A/E Design Study to make Efficiencies into one bedroom units at Broad Park Manor PA22-5b

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-03 CFP 712 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-2 Wellington Homes	Replace kitchen cabs & change drain lines	1460	72	180,000	400,694	400,694	400,694	Complete
	Replace Refrigerators	1465.1	72	30,000	0	0	0	Will be part of ESCO
	Replace Curbs	1450	167 l. f.	5,500	21,570	21,570	21,570	Complete
	Pave parking lots	1450	18,564 sq. ft	27,661	0	13,906	0	Ongoing
	Playground Equipment	1475	1 set	25,000	24,986	24,986	24,986	Complete
PA22-3 Parkway Homes	Site Improvements	1450	20 units	10,000	0	3,000	0	¾ Complete
	Façade Improvements,/wrap Elect service	1460	20 unit/5 bldgs	200,000	0	146,195	116,216	¾ Complete
	Structural Repairs Units	1460	11 units	60,000	0	55,286	11,520	Complete
PA22-4 Parkway Homes Extension	1 bedroom units-add wall AC and fan in bedroom wall	1460	28 units	22,400	0	38,040	38,040	Complete
PA22-5b Broad Park Manor	Install Sprinkler Systems 133 Broad	1460	1 Bldg	200,000	0	187,000	0	Under way
	Replace Fire Alarm Panel	1460	1	10,000	0	12,237	0	Under way
	Replace underground Elec. Service	1460	3 Bldgs	75,000	0	62,625	24,325	Deferred to 50105
	Relocation Costs	1495.1	10 units	5,000	0	0	0	Under way
PA22-13 Wrightsville West Manchester	Add lighting at Mailboxes–Salem Rd	1450	1 location	3,000	0	1,220	1,220	Complete

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-03 CFP 712 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-18 Stony Brook	Replace all AC units for Apts. & Building	1465.1	100 units & Building	110,000	0	0	0	Will be part of ESCO
HA-Wide								
	Computer Equipment	1475	10	10,000	0	0	0	Ongoing
	ADA Accommodations	1460	10	10,000	0	0	0	Ongoing
	Resident Initiatives and Quality of Life Programs	1408		43,000	0	43,000	39,560	Ongoing
	Services Previously funded through PHDEP	1408		75,000	0	75,000	0	Ongoing
	Home Skills Training	1408		7,000	0	7,000	5,018	Ongoing
	Budget Counseling	1408		5,000	0	0	0	Ongoing
	Security Services at BPM and Jefferson Center	1408		50,000	0	50,000	32,108	Ongoing
	PH Occupancy Handbook – Phase 2	1408		7,500	7,500	0	0	Under design
	On-going Employee Training (Include Training on Computer Software Program, ECS)	1408		18,954	0	18,954	2,495	Ongoing
	County Centralized Intake Participation Computer System	1408		500	0	500	0	Ongoing
Admin	Not to Exceed 10% of Grant	1410		146,800	0	146,800	61,354	Ongoing
Fees/Costs	Architect/Engineer	1430		70,000	0	46,165	46,165	Ongoing

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

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program No: PA26PO22501-03 CFP 712 Replacement Housing Factor No:					Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-2	9/16/05			9/16/07			
PA22-3	9/16/05			9/16/07			
PA22-4	9/16/05			9/16/07			
PA22-5b	9/16/05			9/16/07			
PA22-13	9/16/05			9/16/07			
PA22-18	9/16/05			9/16/07			
HA-wide	9/16/05			9/16/07			

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

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

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: PA26PO22502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: March 31, 2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	8,046	0	8,046	0
4	1410 Administration	29,276	0	29,888	29,888
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	30,000**	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	163,000	190,089	190,089	126,370
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	62,343	64,642	64,642	52,614
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	292,665	0	292,665	208,872
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	86,000	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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

** \$15,000 for A/E study to convert efficiencies into 1 bedroom units a Broad Park Manor.

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

PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No: PA26PO22502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-5b	Install New Roof – 1 building	1460	7700 sq ft at \$10.00 sq ft	77,000	93,190	93,190	83,710	Complete
	Install Video Cameras at 4 buildings to improve security	1460	4 buildings	86,000	96,899	96,899	42,660	¾ Complete
PA22-12	Additional Funds for 490 E. Market Street Renovations	1470	Maintenance building renovations	62,343	64,642	64,642	52,614	Complete
	HA-Wide							
	Management Improvements	1408		8,046	0	8,046	0	Ongoing
Admin	Not to Exceed 10% of Grant	1410		29,276	0	29,888	29,888	Ongoing
Fees/Costs	Architect/Engineer	1430		30,000	0	0	0	Ongoing

CAPITAL FUND PROGRAM TABLES START HERE

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

PHA Name: YORK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26PO225-04 CFP 713 Replacement Housing Factor Grant No:	Federal FY of Grant:
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/05 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	210,000	0	0	0
4	1410 Administration	174,000	0	174,000	75,210
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	0	69,500	0
8	1440 Site Acquisition				
9	1450 Site Improvement	149,000	0	0	0
10	1460 Dwelling Structures	842,000	67,506	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	185,500	0	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000	0	0	0
14	1485 Demolition	20,000	0	0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	0	0	0
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency	70,322	0	24,947	24,947
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,745,822	0	545,952	100,157
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	20,000	0	0	0

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

PHA Name: YORK HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA26PO225-04 CFP 713 Replacement Housing Factor Grant No:	Federal FY of Grant:
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/05
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

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

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

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO225-04 CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-3 Parkway Homes	Site improvements	1450	24 units	80,000	0	0	0	Under design
	Facades Improvements 4 bldgs-wrap Elect	1460	4 bldg-24 units	260,000	0	0	0	Under design
	Service 4+ additional 15 buildings							
	New interior doors	1460	16 units	8,000	0	0	0	Under design
	Intercom system	1460	4 entryways	5,000	7,600	7,600	0	Complete
	Tile entry hallways	1460	4 entryways	1,000	0	0	0	Under design
	Replace Sewer Line under 115 Lincoln St.	1450	1 bldg-10 units	30,000	0	0	0	Under design
PA22-4 Parkway Homes Extension	Replace bath vanities	1460	84 units	12,000	0	0	0	Under design
	Demolish 705-707 & 711-713 N. Pershing	1485	2 bldgs-4 units	20,000	0	0	0	Under design
PA22-5b Broad Park Manor	Landscape front of bldgs	1450	3 bldgs	5,000	0	0	0	Under design
	Repair concrete rear Porches ground level	1450	3 bldgs	5,000	0	0	0	Under design
	Install Sprinkler system	1460	1 bldg	230,000	0	59,106	0	Under design
	Replace roof	1460	1 bldg	100,000	0	0	0	Under design
	Relocation Costs	1495.1	10 units	5,000	0	0	0	Under design
	27 S. Broad St -New burglar alarm panel	1460	1 Panel	5,000	0	0	0	Under design
PA22-12 Scattered Sites	3424-3426 N. George St-Replace Kitchen cabinets, floors.	1460	2 units	15,000	0	0	0	Under design
	Replace Furnaces	1460	2 Furnaces	6,000	0	0	0	Under design
PA22-16 The Fairmont	New stoves & refrigerators	1465.1	75 each	56,000	0	0	0	Under design

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

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO225-04 CFP713 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA22-17 Springfield Apts.	New Carpets in all units New wallpaper-vestibule & 12 Halls New Stoves & Refrigerators	1460 1460 1465.1	75 units 1 bldg 75 units	45,000 12,000 56,000	0 0 0	0 0 0	0 0 0	Under design Under design Under design
PA22-18 Stony Brook Manor	New carpet in all units Replace carpet in common areas-5 Caulk brick joint-100 l. f. New Stoves & Refrigerators	1460 1460 1460 1465.1	100 units 1 bldg 100 L. F. 100 units	60,000 20,000 5,000 73,500	0 0 0 0	0 0 0 0	0 0 0 0	Under design Under design Under design Under design
PA22-19 Glen Rock Windsor	22 W. Main-Replace shower & base-1 35 W. Main St, A & B- re build Chimneys 35 W. Main- re point Walls 25 Church St.-Re build stone wall	1460 1460 1460 1460	1 unit 2 Chimneys 1 bldg 1 bldg	5,000 7,000 5,000 5,000	0 0 0 0	0 0 0 0	0 0 0 0	Under design Under design Under design Under design
PA22-23 Fairmont Village	New Hot water heaters & pans	1460	25 units	15,000	0	0	0	Under design
PA22-33 Fielding Way	Repair erosion, add drainage, re seed & add fence along bank-187 l. f.	1450	1 site	12,000	0	0	0	Under design
PA22-36 West Manchester	Repair erosion, add drainage, re seed & add fence along bank-150 l. f.	1450	1 site	12,000	0	0	0	Under design
PA22-37 Red Lion	Replace Sidewalks as needed-833 l. f. Henrietta St.- replace Roof	1450 1460	Various sites 1 bldg	5,000 6,000	0 0	0 0	0 0	Under design Under design
	HA-WIDE							
	Computer Training	1408		3,500	0	3,500	0	Ongoing

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

PHA Name: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO225-04 CFP713 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Resident Initiatives and Quality of life Programs	1408		100,000	0	100,000	0	Ongoing
	Employee Training	1408		20,000	0	20,000	0	Ongoing
	Community Policing	1408	PA22 - 1,2,3,4,5 a & b	50,000	0	0	0	Ongoing
	Web Site Design	1408		4,500	0	4,500	0	Ongoing
	Contract for Investigator	1408		12,000	0	12,000	0	
	Security Services	1408	PA22- 3 & 5b	20,000	0	20,000	0	Ongoing
	ADA Accommodations	1460	10	10,000	0	0	0	Ongoing
	Install backflow valves	1460	2	5,000	0	0	0	Ongoing
	Computer Equipment	1475	10	10,000	0	0	0	Ongoing

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

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

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program No: PA26PO225-04 CFP713 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA22-3	9/7/06			9/7/08			
PA22-4	9/7/06			9/7/08			
PA22-5b	9/7/06			9/7/08			
PA22-12	9/7/06			9/7/08			
PA22-13	9/7/06			9/7/08			
PA22-16	9/7/06			9/7/08			
PA22-17	9/7/06			9/7/08			
PA22-18	9/7/06			9/7/08			
PA22-19	9/7/06			9/7/08			
PA22-23	9/7/06			9/7/08			
PA22-36	9/7/06			9/7/08			
PA22-37	9/7/06			9/7/08			
HA-wide	9/7/06			9/7/08			

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

July 1, 2005

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

As of September 30, 2004

Plan (5 yr or Annual)	Strategy (Summary)	Progress 10/1/03 to 9/30/04
5	Expand Supply of Assisted Housing	<ul style="list-style-type: none"> ▪ Additional Vouchers were not available during this period. Average Lease-up was 99%. Of 250 hoped for, since 2000, no additional vouchers were added to our inventory due to their unavailability at the federal level. ▪ Due to our being proactive against lease violations for fraud, the number of vacancies due to lease violations has not reduced. Overall vacancy level has reduced during this fiscal year. ▪ Village Court - Construction was completed 9/30/04 with 50% of the units occupied by this date. YHA manages this site, adding 60 units to our affordable housing inventory. 5 Year Plan hoped for 50 units by 2004. ▪ Worked with Creating Opportunities in Neighborhood Environments (CONE) and received application approval from PHFA for tax credits and PennHOMES funds for the development of 46 town homes in Springettsbury Township (Waverly Court) in collaboration with Community Basics. ▪ Continued development of 24 homes for first-time homebuyers. Researched additional financing options. 50% of site improvements completed; contracted with realtor to market units; delays due to increase in construction costs and appraisal. ▪ Summary: 5 year period to date: Added 60 units to inventory
5	Improve the Quality of Assisted Housing	<ul style="list-style-type: none"> ▪ As of 5/05, REAC inspections have not been completed by HUD, holding up our scoring under the Public Housing Assessment System (PHAS). However, based on the information we have on record, we should score HIGH PERFORMER! Goal was 85%. We have met this goal every year since 2000. ▪ Scored 96% in SEMAP based on YHA review and submission and HUD review of submission and information submitted electronically through MTCS. The goal was 85%. ▪ Trained all staff on customer service. ▪ Began process of reviewing job descriptions to fit program needs.

		<ul style="list-style-type: none"> ▪ Adopted and trained staff on Quality Control policy and procedures. ▪ Trained PH management and Section 8 staff on Rent Integrity initiatives; Third Party Verification procedures; Use of computers; 50058's; Fair Housing/504 Act; Supervision. ▪ Maintenance received additional training in residential electric and HVAC. ▪ Other employee training included Sexual Harassment, Disaster Training, Leadership Training, various Computer courses, Resident Training, and various trainings to assist in improving resident quality of life. ▪ Increased rents collected by 7% from 10-1-00 to 9-30-04! (5 year goal was 5%) – Tenant Accounts Receivable averaged less than 5%. ▪ Average Public Housing Occupancy Rate for FYE 9/30/04 was 98+% - Goal was 97%. ▪ Average Section 8 Lease-up rate for FYE 9/30/04 was 99%. 5 year goal was to maintain 95% (Since 2000, nationwide push requires lease-up rate to be 97% average) ▪ Continued to monitor need for demolition at Codorus Homes due to structural concerns. Informed Codorus Creek committee of interest in Codorus Homes being part of planned improvements for the creek. Continued planning process for demolition of 4 cottages on N. Pershing Avenue by 9/30/05. ▪ Continued to maintain and modernize homes – safe and decent condition. Met all HUD requirements for the timely obligation and expenditure of Capital Funds. Scored top score under this Indicator in PHAS. Exterior improvements at Parkway Homes continued to improve the public perception of this site and significantly improved the ability to lease these homes. ▪ PH Program: Provided 7 Accommodation Need transfers and admitted 11 households under the “ready for permanent housing from transitional housing” preference.
5	Increase Assisted Housing Choices	<ul style="list-style-type: none"> ▪ Continued to Provide on-going mobility counseling ▪ Worked with landlords regarding policies put in place due to restricted HAP funding – reduced payment standards, restricted rent increases. Also continued to work with landlords regarding lead-paint requirements to limit the reduction of units available to Section 8 participants. ▪ Continued to review Payment Standards. ▪ Determined it continues to be infeasible to convert public housing to homeownership due to financial costs to do so and need for public housing to address the needs of

		<p>extremely low income households.</p> <ul style="list-style-type: none"> ▪ Sold one Turnkey Home this period. Total sold during 4 years of 5 year plan: 4 ▪ Continued to Implement Public Housing Site-Based Wait lists for northern York County and Hanover sites – since 7/01. ▪ Finalized procedures under the Section 8 Homeownership and prepared for approval by Board. ▪ Determined it is not appropriate to convert public housing to vouchers due to: public housing costs less to operate/administer/maintain; and uncertainty of continued voucher funding.
5	Improve Community Quality of Life and Economic Vitality	<ul style="list-style-type: none"> ▪ Comply with Deconcentration Rule – requirement to analyze average income by development. Completed report in plan (as of 4/05) – Rule applies to family developments with 100 or more units (Parkway Homes is only YHA development). No actions are required on our part. ▪ Continued to Use Income Ranges for PH ▪ Conducted Physical Inspections on all units, bringing into compliance those that did not meet HQS or local code. ▪ Completed Modernization improvements according to Capital Fund Plan – On Schedule. ▪ Continued to monitor sites for needed physical security improvements. Contracted for security improvements at Broad Park Manor. ▪ Continued to contract for community policing services for our City sites. ▪ Continued to contract for security services at Broad Park Manor and the Jefferson Center ▪ Held on designating elderly only housing. ▪ Continued to collaborate with other agencies/providers to improve quality of life for residents, including but not limited to: Martin Library, Literacy Council, Housing Initiatives, Inc., York Police, York County MH/MR, Wellspan, Area Agency on Aging, White Rose Senior Center, York College, County Assistance Office, YMCA, York Technical Institute, local business schools, Penn State Extension Master Gardners Program, 4-H Clubs, Penn Laural Girl Scouts, York City Health Dept., Tenants for Fair Housing Resident Council, York Arts, Mediation Services, etc. Services were available to and directed to the majority of our public housing residents. (See more about services below.) ▪ Completed renovations to the new Codorus Community Center, including the area

		<p>used by Community Police. Began various resident initiatives at this location.</p> <ul style="list-style-type: none"> ▪ Transferred 0 family due to over or under-housed. (No goal in 5 year plan for FYE 9/30/04.) Moved 7 households due to documented accommodation needs. Processed 123 accommodation need requests with 56 approved and processed. ▪ Increased minimum rent for PH and Sec 8 programs from \$25 to \$50 per month.
5	Promote Self-Sufficiency and Asset Development of households	<ul style="list-style-type: none"> ▪ Number of employed adults ages 18 – 60: 740 of 2198 (34%) in 2001: 723 of 2307 (31%) in 2002, 663 of 2321 (29%) in 2004 . ▪ Emphasis placed on referrals for budget counseling. ▪ Provided support services for participants in ROSS and FSS programs. These services include, but are not limited to Computer Training, GED training, financial help with auto repairs, driver’s education, referral services, etc. During this fiscal year, participation in the Family Self-Sufficiency Program improved greatly, achieving 86% under the Section 8 Program and 100% under the Public Housing Program. ▪ Provided services of Service Coordinator to the Elderly/disabled to increase independence for residents – continued collaboration with York College in operation of Broad Park Manor Wellness Center – Hired caseworker to expand services at BPM campus and to provide services to residents of Parkway Extended while existing Service Coordinator continued to provide services at 3 other sites. ▪ Put hold on feasibility analysis for conversion of 449 E. King St. high-rise to assisted living. Received ROSS funds to provide significant services to all BPM residents.
5	Ensure Equal Opportunity Housing for all Americans	<ul style="list-style-type: none"> ▪ This is ongoing. ▪ Continued to provide suitable living environment regardless of race as determined during HUD FHEO monitoring in 2004. ▪ Employees attended fair housing; supervision, third-party verifications and customer service. Implemented De-concentration Policy.
Annual	Maximize the number of affordable units available to the PHA within its current resources.	<ul style="list-style-type: none"> ▪ Employed effective maintenance and management policies to minimize the number of public housing units off line. ▪ PH occupancy percentage had been 98% or better each month this fiscal year. ▪ Able to reduce the PH unit turn-time from 72.45 days at FYE 9/30/01 to 35.16 days at FYE 9/30/02. FYE average was 37.42 days. ▪ Increased Section 8 Lease-up rate to 99% average. ▪ To date, have transferred 5 PH residents to accommodate household size.
Annual	Increase the number of affordable	<ul style="list-style-type: none"> ▪ See above, under 5 Year Plan.

	housing units	<ul style="list-style-type: none"> ▪ Completed construction of 60 affordable housing units under the tax credit program. ▪ Continued to work toward the development of 46 units in Springettsbury Twp., submitting an application to PHFA this period and receiving approval. ▪ Continued to work toward the development of 24 homes for first-time homebuyers.
Annual	Target available assistance to families at or below 30% of Average Median Income (AMI)	<ul style="list-style-type: none"> ▪ 66% of admissions to PH had incomes at or below 30% of AMI. ▪ 75% of those newly assisted under Section 8 tenant based program had incomes at or below 30% of median (as required – no more). 100% of those housed under project based program(s) had incomes at or below 30% of median (40% required). ▪ Continued to use income ranges in the public housing program ▪ Continued implementation of rent policies to support and encourage work, including the public housing 10% earned income disregard, HUD’s earned income disregard requirements, and family self-sufficiency programs (latter of which is for Section 8 Program also). Community Service and Work Responsibilities Policy, which requires a minimum of 8 hr/mo. of community service or job training if not working. ▪ Implemented various self-sufficiency initiatives through many collaborative efforts. Refer to actions listed above under the 5 year goal: Improve community quality of life and economic vitality. ▪ FSS Program – As of 9/30/04, 13 families transitioned to homeownership, \$99,894 in funds had been disbursed to residents from their escrow accounts. 23 families had existing escrow accounts with average monthly deposits being \$153 for Section 8 and \$225 for PH programs. ▪ In collaboration with York College, opened a Wellness Center at the Jefferson Center for use by all residents assisted by the YHA.
Annual	Target available assistance to families at or below 50% of AMI	<ul style="list-style-type: none"> ▪ Utilized Broad Range Income Policy ▪ Adopted rent policies to support and encourage work (See above). ▪ Implemented various self-sufficiency initiatives (See above). ▪ Initiated the Section 8 Homeownership Program – Began marketing to FSS participants.
Annual	Target available assistance to the elderly	<ul style="list-style-type: none"> ▪ Did not determine feasibility of designating public housing for the elderly only during this report period. (In process at the time of this report, with more detail in the Annual Plan for FYE 9/30/05.) ▪ Provided additional/expanded services of Service Coordinator in elderly/disabled mid/high-rises. See above under 5 Year Plan ▪ Continued, and expanded hours of, the Wellness Center in Broad Park Manor.

		<ul style="list-style-type: none"> ▪ Received funds to add caseworker to staff to expand services, reducing the current caseload of the existing Service Coordinator – filled the position.
Annual	Target available assistance to families with disabilities	<ul style="list-style-type: none"> ▪ Provided accommodations as needed to residents of public housing, subject to financial feasibility - See statistics for 4 year period above. ▪ Of the 100 vouchers received in 2000, 15% were targeted to persons with disabilities. These subsidies continue to assist families with disabilities
Annual	Conduct activities to affirmatively further fair housing	<ul style="list-style-type: none"> ▪ Retained a bilingual “Application Intake” employee to make sure all persons inquiring are made aware of all our programs, supporting our “equal housing opportunity” initiatives. ▪ Received HUD Training on 504 and ADA requirements. ▪ Reviewed written materials explaining programs to be more reader friendly. ▪ Continued public housing resident activities which encompassed all races and cultures.

Assessment of Site-Based Waiting List Development Demographic Characteristics

Development information	Date Initiated	Initial mix of Racial and Disability Demographics (HOUSEHOLDS)	Current (05/05) mix of Racial and Disability Demographics Since initiation (HOUSEHOLDS)	Percent changes between initial and current mix of Racial and Disability Demographics
#1 Northern York Co.	07/23/01	48 White (74%) 16 Black (25%) 1 Other (1%) 14 Disabled (22%)	247 White (72%) 92 Black (27%) 2 Asian (<1 %) 3 Other (<1%) 344 Total 55 Disabled (16%) 74 Hispanic(22%)	White -2% Black +2% Disabled -6%
#4 South West York Co.- Hanover	07/23/01	34 White (79%) 7 Black (16%) 2 Other (5%) 5 Disabled (12%)	114 White (74%) 39 Black (25%) 1 Asian (<1%) 1 Other (<1%) 155 Total 15 Disabled (10%) 26 Hispanic (17%)	White -5% Black+9% Other -4% Disabled -2%

Voluntary Conversion Initial Assessment

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

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

? = there are pros and cons of public housing and for Section 8. Some residents leave ph for Sec 8 and transfer back to ph.

Deconcentration Analysis of Family Sites Dated 3/30/05

Development Name	Number of Units	Average Bedroom Size	Average Annual Income	% of PHA-Wide Income	%	Average Annual Income divided by BR Size	% of PHA-Wide Income (with BR Size Factored In)	%
PHA-Wide	537	2.5	\$11,596	100%	0%	\$10,212	100%	0%
Codorus, 201	48	2.5	11,013	95%	-5%	\$8,666	85%	-15%
Wellington, 202	72	2.5	11,558	100%	0%	\$9,435	92%	-8%
Parkway, 203	186	2.4	9,557	82%	-18%	\$8,690	85%	-15%
Parkway Extended, 204	84	2.4	11,837	102%	+2%	\$10,710	105%	+5%
Scattered Site, 212	41	2.5	12,546	108%	+8%	\$10,288	101%	+1%
W.Man.Twp/Wrightsville,213	20	2.5	15,380	133%	+33%	\$13,671	134%	+34%
Codorus Extended, 215	11	5.0	12,256	106%	+6%	\$7612	75%	-25%
Glen Rock/Windsor, 219	9	3.0	12,730	110%	+10%	\$10,184	100%	0%
Fairmont Village, 223	25	2.6	14,932	129%	+29%	\$12,984	127%	+27%
N. Beaver Street, 224	6	3.0	17,108	148%	+48%	\$13,686	134%	+34%
Fielding Way, 233	15	3.0	17,284	149%	+49%	\$13,827	135%	+35%
Ridgefield Court, 236	10	3.0	15,034	130%	+30%	\$12,027	118%	+18%
Red Lion, 237	10	3.0	13,762	119%	+19%	11,010	108%	+8%

Notes:

- (1) Deconcentration Rule exempts elderly/disabled units and developments with less than 100 units from analysis. The YHA decided to analyze all family developments for their own purpose.
- (2) Target is 15% above or below the PHA-wide average. 85% = \$9,857 and 115% = \$13,335. While not required, the YHA will work to bring development income into target range.

Justification for developments outside the target range (shaded in gray):

Small developments - % could be high or low due to one or two households.

Others – County units – difficult to be choosy when issuing housing offer/housing offer accepted.