

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 10/1/07 – 9/30/08

**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 Nme: Housing Authority of the City of York **PHA Number:** PA022

PHA Fiscal Year Beginning: (10/2007)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: 1066
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 1565

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:	n/a			
Participating PHA 2:	n/a			
Participating PHA 3:	n/a			

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
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 3rd year submission – 2007.

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 a 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 2007
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan (However, this Agency is a HIGH PERFORMER)

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 (e)]

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.

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Attachments

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

Attachments:

- A. PHA Management Organizational Chart
- B. FY2007 Capital Fund program Annual Statement
- C. FY2007-12 Capital Fund Program 5-Year Plan
- D. Capital Fund performance Report for Period Ending March 31, 2007
- E. Performance Report on Strategies in FY 2005 Annual Plan (10/1/05 – 9/30/06)
- F. Assessment of Site Based Waiting List
- G. Family Self-Sufficiency Action Plan – Revised for comment
- H. Deconcentration Analysis of Family Sites effective 4/07
- 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 the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
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 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" 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 – (Note – Proposed changes available for review and comment with this Agency Plan.)	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 (Note – NO 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) ▪ June 2006 Affordable Housing Expansion Strategy	5 Year and Annual Plans

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 by Family Type (York City) - 2007 DATA -							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	1,990	5	3	4	3	3	3
Income >30% but <=50% of AMI	1,051	5	3	3	3	4	3
Income >50% but <80% of AMI	272	3	5	4	4	4	4
Elderly	497	5	4	3	4	2	4
Families with Disabilities	564	5	4	4	4	4	4
Race/Ethnicity African/American	884	4	3	4	3	3	4
Race/Ethnicity American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity Hispanic origin	784	4	3	4	4	4	4

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)

**Housing Needs of Families in the Jurisdiction
by Family Type (YORK COUNTY, exclusive of York City)
- NO UPDATE SINCE 2006 -**

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	12,281*	5	4	4	1	2	5
Income >30% but <=50% of AMI	15,095*	5	4	4	1	3	4
Income >50% but <80% of AMI	27,503*	5	4	4	1	3	4
Elderly	N/A	5	4	4	3	2	3
Families with Disabilities	N/A	5	5	4	5	2	3
Race/Ethnicity African/American	5,190*	5	4	4	1	3	4
Race/Ethnicity American Indian/Alaska Native	208*	5	4	4	1	3	4
Race/Ethnicity Asian	1,186*	5	4	4	1	3	4
Race/Ethnicity Hispanic origin	4,449*	5	4	4	1	3	4

* Households

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 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)

**Housing Needs of Families in the Jurisdiction
by Family Type (YORK COUNTY and York City combined)
– 2007 DATA –**

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	14271	5	3.5	4	2	2.5	4
Income >30% but <=50% of AMI	16146	5	4	3.5	2	3.5	3.5
Income >50% but <80% of AMI	27775	4	4.5	4	2.5	3.5	4
Elderly	497**	5	4	3.5	3.5	2	3.5
Families with Disabilities	564**	5	4.5	4	4.5	3	3.5
Race/Ethnicity African/American	6074	4.5	3.5	2	2	3	4
Race/Ethnicity American Indian/Alaska Native	208	5*	4*	4*	1*	3*	4*
Race/Ethnicity Asian	1186	5*	4*	4*	1*	3*	4*
Race/Ethnicity Hispanic origin	5233	4.5	3.5	4	2.5	3.5	4

- *Based on information supplied by the York County Statement of Housing Needs
- **Based on information supplied by the York City Statement of Housing Needs

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.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)		<u>As of April 23, 2007</u>	
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	560		
Extremely low income <=30% AMI	373	67%	
Very low income (>30% but <=50% AMI)	180	32%	
Low income (>50% but <80% AMI)	7	1%	
Families with children	260	46%	
Elderly families	76	25%	
Families with Disabilities	140	25%	
Race/ethnicity white	392	70%	
Race/ethnicity Black	159	28%	
Race/ethnicity Indian	0	0%	
Race/ethnicity Asian	3	1%	
Race/ethnicity Hispanic	142	25%	
Race/ethnicity Multi Racial	7	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <u>As of April 2007</u>			
If yes:			
How long has it been closed (# of months)? 30 months, as of 4/2007			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one) As of April 23, 2007

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

	# of families	% of total families	Annual Turnover
Waiting list total	1,246		
Extremely low income <=30% AMI	964	77.5%	
Very low income (>30% but <=50% AMI)	229	18.5%	
Low income (>50% but <80% AMI)	53	4%	
Families with children	616	49%	
Elderly families	133	11%	
Families with Disabilities	299	24%	
Race/ethnicity white	901	72%	
Race/ethnicity Black	331	27%	
Race/ethnicity Indian	2	0%	
Race/ethnicity Asian	7	1%	
Race/ethnicity Hispanic	389	31%	
Race/ethnicity Hawaiian/Other	1	0%	
Race/ethnicity Multi Racial	4	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	439	37%	
2 BR	440	37%	
3 BR	283	24%	
4 BR	27	2%	
5 BR	3	0%	
5+ BR	N/A	N/A	

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units – Reduce Average to, at minimum, 30 days (was 33 days previous year).
 - Efficiency units are difficult to lease. Re-evaluate flat rent, propose leasing for \$250/mo. Maximum; Analyze the potential to designate efficiencies for individuals receiving nursing home alternative waivers and required care/services.
- 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 may include policies adopted as a result of new regulation. 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 our program. As best possible, limit the number of landlord withdraws from the Program as a result of policies and regulations, such as those for lead-based paint, and by providing education (general lease provisions, budget counseling and home skills) to residents that will result in improved landlord/tenant relationships.
- In anticipation of opening the Section 8 HCV wait list at the end of the current fiscal year, continue to accept applications under this Program for persons no matter what bedroom size they need.

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.
- 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, permanent housing with supportive services, housing for those in need of nursing home care outside of a nursing home, preservation of existing affordable housing, and/or neighborhood improvement.
 - 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 for approval.
 - Apply for Section 8 vouchers to replace public housing units proposed to be demolished: Parkway and Codorus, if applicable.
 - Continue 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.
 - Begin the analysis for need to remove several public housing units from the rent roll due to the cost to maintain; include in the planning process the application for replacement units through whatever source available and potential sale to low-income households, possibly under the Section 8 Homeownership Program, or someone willing to retain the units for low-income rental.

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. 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. Federal regulations 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
- 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.
 - Under the Public Housing Program, under the occupancy standards, add that a working family can be housed in a unit with one bedroom more than their minimum needs.

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. If approved by HUD, begin implementing the plan, with relocation offers to existing residents taking place over the next 5 years, if applicable.
- 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 (including individuals) 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.
- 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.
 - Continue to set aside 50 vouchers for persons with disabilities (20 of which will include the 20 listed above to help applicants on the public housing wait list).
 - In collaboration with various local service providers, the Authority applied for 15 vouchers under the 2007 Continuum of Care to be targeted to homeless who are mentally ill and/or substance abusers. Three will be targeted to non-violent criminals involved with the York County Mental Health Court. The York Housing Authority will apply for additional vouchers in 2008 if the need exists.

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)
 - Implement a Translation Plan currently being designed for HUD review and approval.

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 2007 grants)		
a) Public Housing Operating Fund	\$ 2,372,702	Funded 82.9% of need

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) Public Housing Capital Fund	\$ 1,563,426	Based on figure given 4-07
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 6,667,800	Estimate based on last 6 mo. Use and projected 6 mo.
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) ROSS Grants Neighborhood Network Grant = ROSS RSDM Family =	\$ 116,667 \$ 83,333	> 1 year of 3 year grants awarded in 2005 & 2006
h) Com. Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8 FSS Coordinator	\$ 40,304	
PH FSS Coordinator	\$ 40,631	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2005 (105)	\$ 197,051	Public Housing Mod. +
Capital Fund 2006 (106)	\$ 1,028,468	Public Housing Mod. +
3. Public Housing Dwelling Rental Income	\$ 3,046,279	Based on FY 2007 projected average monthly rental income per unit. Use toward PH operations.
4. Other income (list below)		
ROSS Family	\$ 83,333	For PH Self-Sufficiency Initiatives
ROSS NN Grant	\$ 42,000	Neighborhood Network Grants
ROSS Elderly	\$ 250,000	Elderly Self-Suff. Initiatives Administered by WRSC 2 of 3 years remaining
5. Non-federal sources (list below)		
Management Fee from management of other sites	\$ 114,544	Management of Village Court, Waverly Court and York Towne House
Total resources	\$ 15,646,538	

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.
 - Single parent has custody of children prior to housing offer, if not, can wait on list for up to 6 months for physical custody to occur.
 - Applicant adults without a Social Security Number will remain on the Wait List for 90 days from the time the applicant is requested to provide the number to the Housing Authority.
 - Ineligible if applicant owes money to any subsidized housing program, no matter where, vacated within 7 years prior to interview date.

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 (consider when HUD approves new public housing groupings).

Site-based waiting lists for Hanover and Northern York County, effective 8/01. 2007 - additional site-based list for Yoe/Red Lion/Windsor/Glen Rock sites, 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 (will do so when asset management is in place)

Other (list below)

- In the future, Website.

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?

- 6 - See above.

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

If yes, how many lists?

3. 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 when asset management is in place, if not before.

At the development to which they would like to apply

Other:

- Website at later date

(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%.

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: specifically – those applicants where the head of household has completed training which includes but may not be limited to budget counseling, home skills, and lease education (to be offered by the Housing Authority to new applicants).
- 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)

- 1 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)
1 Those previously enrolled in educational, training, or upward mobility programs as defined above.
 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. The PHA will consider the requirement of the Violence Against Women Act as required when determining this information.

(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: specifically – those applicants where the head of household has completed training which includes but may not be limited to budget counseling, home skills, and lease education (to be offered by the Housing Authority to new applicants).
- 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
- 1 Those previously enrolled in educational, training, or upward mobility programs as defined above.
- 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 is \$50.

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

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

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

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

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

d. Which of the discretionary (optional) deductions and/or 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 (CONSIDER A REDUCTION TO 5%; 10% costs the YHA \$72,500/year in rental income)

- 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)
 - 50% of court ordered child support paid for children outside the home.
 - Child care expenses for children over the age of 13 when the head of household works a 2nd or 3rd shift and there is no other responsible adult in the household.

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)

- The Marketability of the subject unit, such as efficiency units at Broad Park Manor.

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)

NOTE: The YHA will evaluate the Payment Standards and adjust accordingly by 9/30/07.

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 (pa022a06).
- 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 (Jan 07)	Expected Turnover
Public Housing	1066	195
Section 8 Vouchers	1383	175
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	57	10
Special Purpose Section 8 Certificates/Vouchers (list individually) Mod Rehab SRO YMCA	56	30
Dutch Kitchen	50	20
Family Unification Pgm	19	5
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
Turnkey III Homeownership	23	Proposed sale of 16 units fell through. Propose to work on sales – request waiver to sell vs. lease to buy. See below.

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 (recently revised)
- 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
- Criminal Activity Policy

(2) Section 8 Management: (list below)

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

6. PHA Grievance Procedures

[24 CFR Part 903.79 (f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 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 (pa022b07). 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 (pa022c07).

-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.)

The proposed sale of 16 TURNKEY III HOMEOWNERSHIP UNITS fell through; however, we want to explore options for sales to an organization that will meet a community need and maintain affordable housing prior to reverting to sales in accordance with the Turnkey III Homeownership regulations.

The YHA will begin planning demolition at Parkway Homes (2 rows of homes – maximum 12 units); and, continue to analyze the need to demolish a minimum of 28 homes at the Codorus Homes & Codorus Homes Extended site due to subsurface structural problems in collaboration with plans to develop the area. In addition, there are several scattered site apartments throughout the County that may require more cost to improve than they are worth. Analysis of these needs will be completed this fiscal year.

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: Turnkey III Homeownership – Eastwood Terrace 1b. Development (project) number: PA22-07
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: March 9, 2006
5. Number of units affected: Sixteen (16)
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: Will learn if full sale by 12/31/07 b. Projected end date of activity: by March 15, 2009

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:	by 9/30/07
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: Projected 09/2008 b. Projected end date of activity: 12/31/08

Demolition/Disposition Activity Description	
1a. Development name:	Codorus Homes
1b. Development (project) number:	PA22-1
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:	by 6/30/08
5. Number of units affected:	Twenty-eight to Forty-eight (28-48) (depends on development plans)
6. Coverage of action (select one): (depends on development plans)	<input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity (demolition only): Summer 2009 b. Projected end date of activity (demolition only): Spring 2010

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 62+ Occupancy by families with disabilities <input checked="" type="checkbox"/> 1 of 3 buildings Or. Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> 2 nd option will be to put a 15% cap on the percentage of units that are not designated with handicap features to be available for residents under the age of 50. Elderly (62 and over) will have preference over near elderly (50 – 61) in the other 85% of the building. Existing residents under 62 will not be moved unless rental vouchers are available to them. This will primarily impact applicants.
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:	(07/31/07)
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 designated with handicap features to be available for residents under the age of 50. Elderly (62 and over) will have preference over near elderly (50 – 61) in the other 85% of the building. Existing residents under 62 will not be moved unless rental vouchers are available to them. This will primarily impact applicants.
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: (by 07/31/07)	
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 designated with handicap features to be available for residents under the age of 50. Elderly (62 and over) will have preference over near elderly (50 – 61) in the other 85% of the building. Existing residents under 62 will not be moved unless rental vouchers are available to them. This will primarily impact applicants.
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: (by 07/31/07)	
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 designated with handicap features to be available for residents under the age of 50. Elderly (62 and over) will have preference over near elderly (50 – 61) in the other 85% of the building. Existing residents under 62 will not be moved unless rental vouchers are available to them. This will primarily impact applicants.
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:	(07/31/07)
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:) <ul style="list-style-type: none"> <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) 	

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

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 5 participants receiving “mortgage” assistance by 9/30/08.
- 26 – 50 participants
- 51 to 100 participants
- more than 100 participants

a. 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:

1. give preference to FSS families and then all other voucher holders
2. must have a gross annual income of \$14,000
3. family must not be in the initial year of a HAP Contract
4. family must not owe the YHA money at the time of filing a Homeownership application
5. family will be ineligible if the head of household, spouse, or other adult member who will execute the contract of sale, mortgage & loan documents has previously defaulted on a mortgage obtained through the Section 8 homeownership program

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- 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 9/3/06.

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 for working families)
 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>FY '04 ROSS-RSDM-Family</i>	<i>40 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>FY '04 ROSS-RSDM-Elderly (Contract Administrator for White Rose Senior Center)</i>	<i>260 elderly and younger disabled</i>	<i>Upon Request</i>	<i>The Fairmont, Springfield Apartments, and Stony Brook Manor Apts.</i>	<i>Public Housing Only</i>
<i>FY '05 ROSS-Neighborhood Networks</i>	<i>155 adults and children</i>	<i>Upon Request</i>	<i>Codorus and Wellington Homes (132 family units)</i>	<i>Public Housing Only</i>
<i>Service Coordinator</i>	<i>300 elderly and younger disabled</i>	<i>Upon Request</i>	<i>Broad Park Manor Campus and Parkway Extended</i>	<i>Public Housing Only</i>
<i>FY '04 and '06 ROSS-Neighborhood Networks</i>	<i>250 adults and children</i>	<i>Upon Request</i>	<i>Jefferson Center</i>	<i>Public Housing and S8</i>

(2) Family Self Sufficiency program(s)

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (as of 3/31/07)	Actual Number of Participants (As of: 3/31/07)
Public Housing	25 (1 of 10 mandatory slots remain)	23
Section 8	40 (28 of 53 mandatory slots remain)	35

- 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. HUD rescinded the requirements until October 1, 2003 when the policy was 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 used 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
- Codorus 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
 - 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
- Codorus Homes and Codorus Homes Extended
- Wellington Homes
- Broad Park Manor

C. Coordination between PHA and the police

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

- 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
- Codorus 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?

During this plan year, the agency will begin steps toward asset management. It is hoped that asset management based on HUD Notice, will be in place by October 1, 2008.

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: The following is taken from a chart provided to the YHA Ex. Director by the RAB on June 28, 2007 following their lengthy review of the Agency Plan:

- Leave the Mission Statement as is;
- In reference to proposal to analyze the potential to designate efficiency units for individuals receiving nursing home alternative waivers and require care/services, the RAB stated “we’d like to know that the necessary/proper agencies care/services are lined up/provided;
- Stated “Good Idea” to proposal to provide training to applicants in areas of budgeting, home skills, lease requirements, etc., and provide preferences for applicants that successfully complete the training;

- Stated “smart thing to do” to proposal to analyzing the need to remove several ph units from rent role due to cost of modernization, etc. exceeding income; sell to ph residents; sell through Section 8 homeownership program; utilize various programs.
- Wrote “Good Idea” to YHA’s proposal to analyze the use of Individual Savings Accounts in lieu of disallowance of earned income and phasing of rents;
- Wrote “Need to Do” to proposal to explore options for 16 Turnkey III units or sell according to program guidelines;
- Wrote “Agree with Elderly Only Designation” regarding what is written in the Plan under Section 9, Designation of Housing;
- And, in conclusion, the RAB wrote that they “are fortunate to have people in charge who practice good stewardship”.

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

- Considered comments: The comments from the RAB did not result in changes to the plan as presented to the Board of Commissioners for adoption subject to HUD approval.
- 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 served a 5 year term and was re-appointed in 2005.

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:

(1) When there are changes to rent or admission policies or organization of the wait list;

(2) 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.

2. PHA policies, activities and services for victims of domestic violence, dating violence, sexual assault and stalking:

The following goals, objectives, policies, or programs enable the housing authority to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

A. Activities, Services or Programs Provided or Offered – At this time the housing authority does not directly offer activities, services, or programs to child or adult victims. Various resident related activities may from time to time relate to prevention, intervention or treatment. Access York is the local provider that our staff would refer victims to if they see a need for such referral. Referrals may also be made to the local Children and Youth Agency.

B. Obtain or Maintain Housing:

(1) Housing Preferences: The housing authority helps victims to obtain housing through the public housing program preference referred to in Section 3. A. (4) c. 2. Other Preferences – 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. In addition, under the Section 8 Program we administer a Family Unification Program whereby applicants who are certified as needing housing to keep the family together by the local Children and Youth Agency will be given preference for 19 rental subsidies (vouchers).

- (2) **Maintaining Housing:** In cases where a member of the tenant family is victimized by another member of the household, the victim will be permitted to remain in the home. If a protection from abuse order is issued against the abuser, the abuser will be required to leave the household.

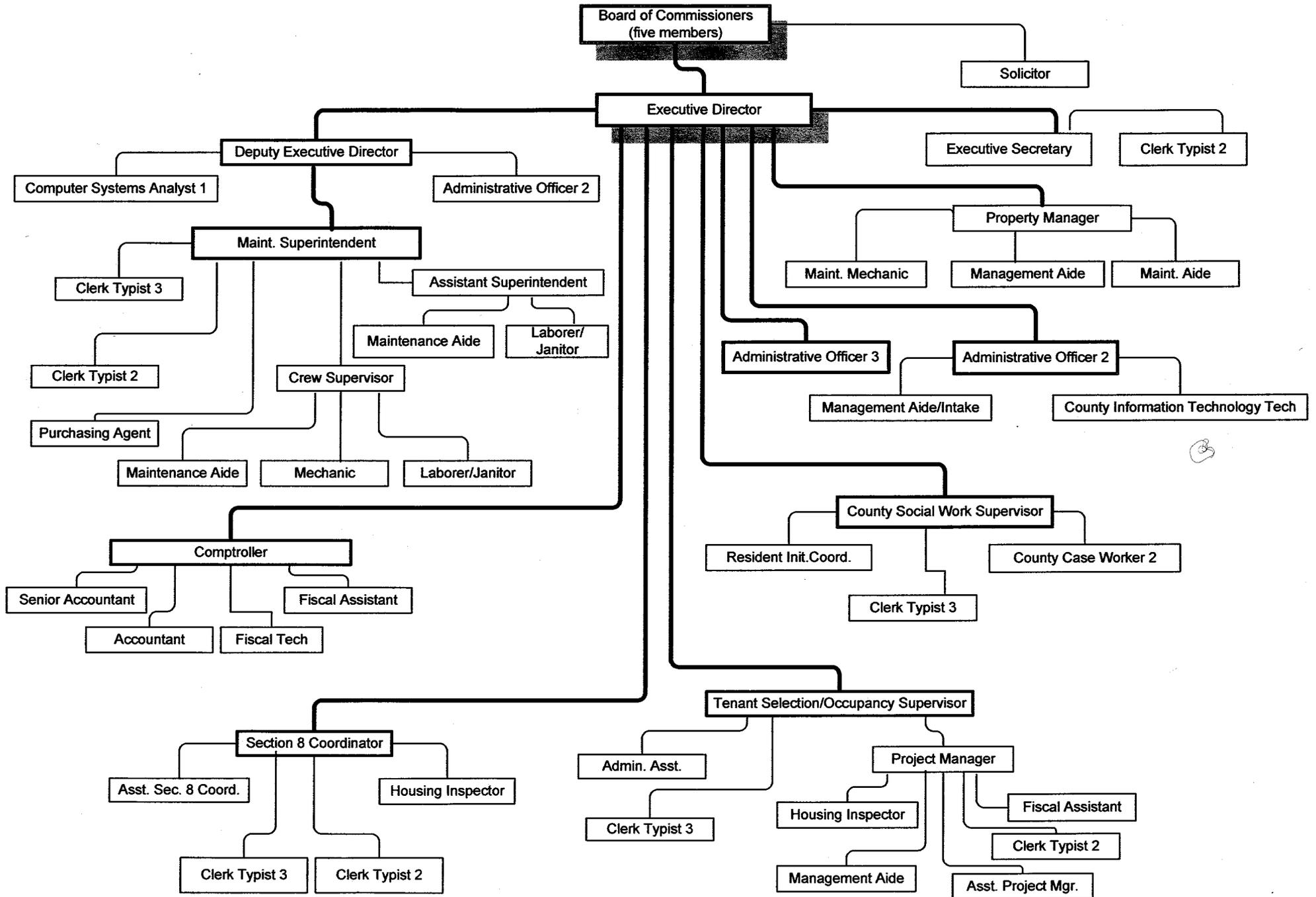
- C. **Prevention, Enhancement of victim safety:** Refer to, within this agency plan, “3. Policies on Eligibility, Selection and Admissions” for information on screening applicants. Also refer to “12. Community Service Programs” and “13. Crime and Safety”.

Attachments

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

- A. YHA Management Organization Chart (pa022a07)
- B. FY2007 Capital Fund Program Annual Statement (pa022b07)
- C. 5-Year Action Plan for Capital Fund 2005 – 2010 (pa022c07)
- D. Performance Report for Capital Fund program, as of 3/31/07 (pa022d07)
- E. Progress Report on Agency Plan (Annual Plan) Strategies for 10/1/05 – 9/30/06 fiscal year (pa022e07)
- F. Assessment of Site Based Waiting List (pa022f07)
- G. Family Self-Sufficiency Action Plan (pa022g07)
- H. De-concentration Analysis of Family Sites (4/07) (pa022h07)
- 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



July 2, 2007

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: PA26PO22501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	236,500			
4	1410 Administration	156,300			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	87,400			
10	1460 Dwelling Structures	829,115			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	46,000			
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition	80,000			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	24,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	29,111			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,563,426			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	65,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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	Repair Soffit & Fascia 4 buildings estimate Re point brick as needed estimate Re roof rear porch-48 units estimate	1460 1460 1460	8,800 LF 1,000 LF 1,440 SF	26,800 10,000 10,000				
PA22-2 Wellington Homes	Upgrade smoke alarms in 72 units – per HUD estimate	1460	326 each	56,440				
PA22-3 Parkway Homes	New Facades-estimate Site Improvements estimate Re point brick as needed- estimate. Demo 2 buildings – 12 units estimate Add Parking lot, 2 Lights, 500 LF sidewalk estimate Relocation Cost estimate	1460 1450 1460 1485 1450 1495.1	2 buildings 260 LF 2500 LF 2 buildings 5,000 sq ft 12 units	200,000 40,000 25,000 80,000 35,000 24,000				
PA22-4 Parkway Homes Extension	Re point brick as needed-1500 LF estimate. Remove oversize shrubs & replace estimate	1460 1450	1,500 FL 200 plants	15,000 5,000				
PA22-5a Codorus Homes Extended	Replace bathtub drain lines w/straight drain line-12 units estimate Re point brick as needed- estimate Re roof rear porch-12 units estimate	1460 1460 1460	12 bathrooms 500 LF 1,008 SF	12,000 5,000 5,000				

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: PA26PO22501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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 & White Rose Senior Center	New Mailboxes in lobby 3 buildings Remove wall paper at elevator jambs & paint (27 areas) in 3 bldgs estimate Paint Hallway 9 floors 3 bldgs estimate Replace white floor tile on 1 st floor 3 buildings estimate Replace Store Front entry doors – 2 sets	1460 1460 1460 1460 1470	3 buildings 8,640 SF 11,178 SF 480 SF 2 sets	18,000 5,400 28,000 6,750 5,000				
PA22-12 Scattered Sites & 31 S. Broad Street	19 W. Penn St. replace Concrete 10 steps- estimate 6 N. Main St, replace Concrete 4 steps- estimate Power Wash scattered sites-estimate Replace AC's (1 ea) 3, 5, 7.5 ton estimate	1460 1460 1460 1470	1 set of stairs 1 set of stairs 20 buildings 4 AC's	1,500 1,000 14,000 41,000				
PA22-13 Wrightsville/W Manchester	Replace windows in 20 units estimate	1460	140 windows	120,000				
PA22-16 The Fairmont	New Roof 1 building- estimate Tub liners w/surrounds-68 units estimate	1460 1460	11,400 SF 68 tubs	60,000 32,250				
PA22-17 Springfield Apts.	Replace sidewalk along Kenneth Rd estimate New Range Hood-75 units estimate Replace floor tiles in bathroom 75 units estimate	1450 1460 1460	1,250 SF 75 range hoods 3,750 SF	2,400 16,350 50,000				

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: PA26PO22501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
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 Manor	New landscaping, 200 plants, mulch, grade & reseed estimate	1450	200 plants	5,000				
PA22-23 Fairmont Village	Tub liners w/surrounds 25 units estimate Replace all closet, laundry & furnace doors with metal bi-fold doors 25 units estimate	1460 1460	25 tub liners 50 set of doors	11,750 22,500				
PA22-33 Fielding Way	Replace interior door with metal bi-fold and/or luan doors 15 units estimate	1460	25 sets of doors	11,375				
	HA-WIDE							
	Computer Software Upgrade	1408		10,000				
	Home Skills Services	1408		4,500				
	Resident Initiatives and quality of life Programs	1408		94,000				
	Employee Training (Various-PHN, REAC, Computer, New Regulations, Maintenance)	1408		12,500				
PA22-1, 2, 3, 4, 5a & 5b	Community Policing	1408		68,000				
	Budget Counseling-HA Wide	1408		5,500				
PA22-3 & 5b	Security services	1408		42,000				
Various Locations	ADA Accommodations-as per HUD Report	1460		65,000				
	Computer Equipment	1475	10	10,000				

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

PHA Name:		Grant Type and Number Capital Fund Program No: 501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
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	7/09			7/11			
PA22-3	7/09			7/11			
PA22-4	7/09			7/11			
PA22-5b	7/09			7/11			
PA22-12	7/09			7/11			
PA22-13	7/09			7/11			
PA22-16	7/09			7/11			
PA22-18	7/09			7/11			
PA22-19	7/09			7/11			
PA22-23	7/09			7/11			
PA22-24	7/09			7/11			
PA22-33	7/09			7/11			
PA22-37	7/09			7/11			

*Significant amendment is considered 5% of Annual Grant Amount

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 501-08 PHA FY:	Work Statement for Year 3 FFY Grant: 501-09 PHA FY:	Work Statement for Year 4 FFY Grant: 501-10 PHA FY:	Work Statement for Year 5 FFY Grant: 501-11 PHA FY:
	Annual Statement				
PA22 -1		351,500	165,000	78,800	0
PA22 -2		0	313,600	313,600	433,600
PA22 -3		590,000	516,495	713,020	306,800
PA22 -4		129,280	172,000	75,000	0
PA22 -5a		11,200	0	0	75,000
PA22 -5b		0	0	157,000	535,000
PA22-6		0	8,532	0	0
PA22-7		0	24,174	0	0
PA22 -12		0	0	10,000	27,800
PA22 -13		30,000	0	0	0
PA22 -16		0	0	2,500	0
PA22 -17		100,000	0	0	0
PA22 -18		0	0	0	12,000
PA22 -19		0	0	0	0
PA22 -23		0	0	2,500	0
PA22 -24		0	0	0	0
PA22 -33		0	0	0	0
PA22 -36		0	0	0	0
PA22 -37		0	0	0	0
HA-WIDE					
CFP Funds Listed for 5-year planning		1,111,980	1,199,801	1,342,420	1,390,200
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>2008</u> FFY Grant: 501-08 PHA FY:			Activities for Year: <u>2009</u> FFY Grant: 501-09 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 estimate Remove asbestos-48 units estimate Replace bath tub drains w/straight drain line 48 units estimate Repair Soffit & Fascia 5 buildings 11,000 LF estimate	30,000 240,000 48,000 33,500	PA22-1 Codorus Homes	Replace Kitchen Cabinets-48 units estimate Extend Cleanouts- 48 units estimate	145,000 20,000
SUBTOTAL		351,500	SUBTOTAL		165,000
PA22-3 Parkway Homes	60 end units-replace washer drains & add clean-outs estimate New Office-2500 sq ft – estimate New Facades-estimate Site Improvements estimate	100,000 250,000 200,000 40,000	PA22-2 Wellington Homes	New Facades & windows 14 units, 2 buildings. estimate Site improvements 3750 LF estimate	280,000 33,600
SUBTOTAL		590,000	SUBTOTAL		313,600
PA22-4 Parkway Homes Extension	Replace 164 Storm Doors estimate Smoke Alarms 82 units- per HUD estimate	66,600 62,680	PA22-3 Parkway Homes	Fencing-estimate 188 units 8575 LF Smoke Alarms 188 units – per HUD estimate	372,975 143,520
SUBTOTAL		129,280	SUBTOTAL		516,495
PA22-5a Codorus Homes Extended	Replace 24 Storm Doors estimate	11,200	PA22-4 Parkway Homes Extension	Fencing estimate 86 units 5217 LF	172,000
SUBTOTAL		11,200	SUBTOTAL		172,000
PA22-13 Wrightsville/W Manchester	Replace Sheds-20 units 6400 SF estimate Replace bath vinyl floors with VCT- 20 units 1800 SF estimate	20,000 10,000	PA22-6 Cottage Park	Replace exterior doors & flooring estimate	8,532
SUBTOTAL		30,000	SUBTOTAL		8,532
PA22-17 Springfield Apts.	Replace Roof-estimate	100,000	PA22-7 Eastwood Terrace	Replace exterior door, patio doors and flooring estimate	24,174
SUBTOTAL		100,000	SUBTOTAL		24,174
Total CFP Estimated Cost		1,111,980			\$ 1,199,801

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : <u>2010</u> FFY Grant: 501-010 PHA FY:			Activities for Year: <u>2011</u> FFY Grant: 501-11 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA22-1 Codorus Homes	Replace Copper pipes in 9 boiler rooms estimate Refinish hardwood floors in 20 units 11520 LF estimate Replace Storm 96 doors 48 units estimate	30,000 20,000 28,800	PA22-2 Wellington Homes	New Facades & windows 14 units, 2 buildings. estimate Site improvements 14 units 3750 LF estimate Remodel Community Center for management office approx. 800 SF estimate	280,000 33,600 120,000
SUBTOTAL		78,800	SUBTOTAL		433,600
PA22-2 Wellington Homes	New Facades & windows 14 units, 2 bldgs. Site improvements 14 units 3750 LF	280,000 33,600	PA22-3 Parkway Homes	Underground utilities & separate meters estimate	288,000
SUBTOTAL		313,600	SUBTOTAL		306,800
PA22-3 Parkway Homes	Replace kitchen Cabs & Tops-estimate 188 units 2256 LF counter tops estimate Redo soffit over stoves- 2256 LF estimate 188 units estimate Replace shut off valves at radiators 188 units 1692 valves - estimate Replace 188 pantry radiators risers 188 units estimate New 188 radiators in bathrooms w/ball valves estimate	560,000 15,000 59,220 18,800 60,000	PA22-5a Codorus Homes Extension	Replace Kitchen Cabinets & Tops – 12 units and 2700 LF counter tops estimate	75,000
SUBTOTAL		713,020	SUBTOTAL		75,000
PA22-4 Parkway Homes Extension	Add/Replace 50 windows to meet egress in bedrooms w/one window estimate	75,000	PA22-5b Broad Park Manor	Replace carpet in the lobbies & community rooms for 3 buildings 5,400 sq ft estimate Add address system for fire alarm estimate Replace strobes and horns for fire alarm est. Replace 1,481 Supply Valves & 2-3” for Boilers estimate Add smoke alarms 94 units estimate Update 2 elevators in one building estimate	100,000 40,000 20,000 43,500 81,500 250,000
SUBTOTAL		75,000	SUBTOTAL		535,000

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: March 31, 2007
 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	206,096	206,096	206,096
4	1410 Administration	174,000	174,573	174,563	174,563
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	115,000**	114,489	114,489	114,489
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	382,288***	382,288	382,288
13	1475 Nondwelling Equipment	35,000	10,064	10,064	10,064
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	60,233	0	0	0
21	Amount of Annual Grant:(sum of lines 2-20)	1,745,733	1,745,733	1,745,733	1,745,733
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	5,000	3,987	3,987	3,987
24	Amount of line 21 Related to Security – Soft Costs	64,000	64,000	64,000	64,000
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 units	90,000	211,458	211,458	211,458	Complete
	Replace Concrete Porches	1460	1,300 SF	20,000	0	0	0	Not needed
	Replace 40 ft. curbs	1450	40 LF	3,700	1,650	1,650	1,650	Complete
	Replace Refrigerators	1465.1	53 units	25,000	0	0	0	Will do as part of ESCO
	Playground Equipment	1475	1 set	25,000	0	0	0	Complete-Paid in CFP 50104
PA22-2 Wellington Homes	Replace kitchen cabs & change drain lines	1460	72 units	180,000	0	0	0	Moved to CF712 by Amendment
	Replace Refrigerators	1465.1	72 units	30,000	0	0	0	Will do as part of ESCO
	Repair Conc. porches	1460	167 SF	60,000	0	0	0	Moved to CF716
	Replace Curbs	1450	110 LF	5,500	0	0	0	Moved to CF712
	Pave parking lots	1450	18,564 SF	27,661	0	0	0	by Amendment
	Replace expansion tanks	1460	9 boiler rms	12,000	8,163	8,163	8,163	Complete
PA22-3 Parkway Homes & Jefferson Center	Site improvements	1450	260 LF	50,000	0	Incl'd below	0	Complete
	Façade improvements	1460	30-36 units	300,000	284,069	284,069	284,069	Complete
	Replace bath vanities	1460	188 units	45,000	139,470	139,470	139,470	Complete
	Cap all dryer vents	1460	188 units	15,000	0	Incl'd above	0	Complete
	Jefferson-exterior improvements	1470	1,000 SF	10,000	3,000	3,000	3,000	Complete
	Jefferson- Security Services	1408	1-building	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 units	5,000	0	0	0	Move to CFP 713
	Replace vanities in family units	1460	58 units	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 Stoves	1465.1	86 units	35,000	6,558	6,558	6,558	Complete
	Vinyl wrap posts on porches	1460	58units	10,000	13,350	13,350	13,350	Complete
PA22-5b Broad Park Manor	Replace/rebuild incinerator 449 E King.	1460	1 building	5,000	7,792	7,792	7,792	Complete
	Replace Boiler Rm. Doors	1460	2 doors	3,000	4,020	4,020	4,020	Complete
	Security Services	1408	3 buildings	32,000	64,000	64,000	64,000	Complete
PA22-12 Scattered Sites	414 W. North – Replace porch	1460	256 SF	3,000	12,958	12,958	12,958	Complete
	Replace basement steps	1460	3 treads	1,500	included	included	included	Complete
	Replace windows	1460	1 building	5,000	above	above	above	Complete
	30 N. Hartley-Replace bath floor	1460	305 SF	1,500	included	included	included	Complete
	20 George St.-Re flash Roof	1460	60 LF	1,500	above	above	above	Complete
	7 Pine St – Install Sump pump	1460	1 building	1,000	3,000	3,000	3,000	Complete
	28 N. Main St.-New Porch	1460	480 SF	5,000	0	0	0	Move to later phase
	Computer Equipment	1475		10,000	10,064	10,064	10,064	Complete
Complete renovations to 31 S. Broad St. and 490 E. Market Street***	1470	2 buildings	0	379,288	379,288	379,288	Complete	
PA22-13 Wrightsville West Manchester	Install PVC Downspouts & longer Splash Blocks	1460	20 units	10,000	included above	included above	included above	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	
PA22-16 The Fairmont	New Carpets-all units	1460	5625 Sq yds	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	1465.1	5 units	5,000	3,987	3,987	3,987	Complete
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 units	4,000	6,800	6,800	6,800	Complete
	Handicap door openers-upper lobbies	1460	3 sets	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	1042 SF	17,500	29,127	29,127	29,127	Complete
	Replace Refrigerators	1465.1	25 units	13,000	0	0	0	part of ESCO
	Replace exterior sides (veneer skins) on end of kitchen cabinets	1460	1041 LF	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	10,064	10,064	10,064	Complete
	Resident Initiatives and Quality of Life Programs	1408		123,000	122,836	122,836	122,836	Complete
	Employee Training	1408		8,000	8,012	8,012	8,012	Complete
	Participate in County Centralized Intake Computer System	1408		10,000	9,988	6,248	6,248	Complete
	Website Design	1408		5,000	5,000	5,000	5,000	Complete
Admin	Not to Exceed 10% of Grant	1410		174,000	174,573	174,573	174,573	Complete
Fees/Costs	Architect/Engineer	1430		115,000	114,489	114,489	114,489	Complete

*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		9/11/04	9/11/06			
PA22-2	9/11/04		9/11/04	9/11/06			
PA22-3	9/11/04		9/11/04	9/11/06			
PA22-4	9/11/04		9/11/04	9/11/06			
PA22-5b	9/11/04		9/11/04	9/11/06			
PA22-12	9/11/04		9/11/04	9/11/06			
PA22-13	9/11/04		9/11/04	9/11/06			
PA22-16	9/11/04		9/11/04	9/11/06			
PA22-17	9/11/04		9/11/04	9/11/06			
PA22-18	9/11/04		9/11/04	9/11/06			
PA22-23	9/11/04		9/11/04	9/11/06			
HA-wide	9/11/04		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, 2007** 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	207,572	207,572	197,812
4	1410 Administration	146,800	146,800	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**	56,529	56,529	56,529
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvements	121,161	109,065	109,065	109,065
10	1460 Dwelling Structures	722,400	889,977	889,977	889,977
11	1465.1 Dwelling Equipment-Nonexpendable	130,000	565	565	565
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	35,000	35,000	34,770	34,770
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	5,000	5,000	5,000
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	36,172	17,979	0	0
21	Amount of Annual Grant:(sum of lines 2-20)	1,468,487	1,468,487	1,450,278	1,450,278
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	6,050	6,050	6,050
24	Amount of line 21 Related to Security – Soft Costs	50,000	52,034	52,034	52,034
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 units	180,000	416,464	416,464	416,464	Complete
	Replace Refrigerators/Stove	1465.1	72 units	30,000	565	565	565	Will be part of ESCO
	Replace Curbs	1450	167 LF	5,500	23,390	23,390	23,390	Complete
	Pave parking lots	1450	18,564 SF	27,661	12,086	12,086	12,086	Complete
	Playground Equipment	1475	1 set	25,000	24,986	24,986	24,986	Complete
PA22-3 Parkway Homes	Site Improvements	1450	520 LF	10,000	3,000	3,000	3,000	Complete
	Façade Improvements,/wrap Elect service	1460	20 units/ 600 LF	200,000	125,652	125,652	125,652	Complete
	Structural Repairs Units	1460	11 units	60,000	74,652	74,652	74,652	Complete
PA22-4 Parkway Homes Extension	1 bedroom units-add wall AC and fan in bedroom wall	1460	28 units	22,400	53,450	53,450	53,450	Complete
PA22-5b Broad Park Manor	Install Sprinkler Systems 133 Broad	1460	1 Bldg	200,000	201,471	201,471	201,471	Complete
	Replace Fire Alarm Panel	1460	1 Bldg	10,000	12,237	12,237	12,237	Complete
	Replace underground Elec. Service	1450	3 Bldgs	75,000	69,369	69,369	69,369	Partially Deferred to 50105
	Relocation Costs	1495.1	10 units	5,000	5,000	5,000	5,000	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	
PA22-13 Wrightsville West Manchester	Add lighting at Mailboxes–Salem Rd	1450	(1) - 10 gang mailbox	3,000	1,220	1,220	1,220	Complete
PA22-18 Stony Brook	Replace all AC units for Apts. & Building	1465.1	100 units & Building	110,000	0	0	0	Deferred to CFP 50104 & 50106
	HA-Wide							
	Computer Equipment	1475	10	10,000	9,784	9,784	9,784	Ongoing
	ADA Accommodations	1460	10	10,000	6,051	6,051	6,051	Ongoing
	Resident Initiatives and Quality of Life Programs	1408		43,000	43,000	43,000	43,000	Ongoing
	Services Previously funded through PHDEP	1408		75,000	75,000	75,000	75,000	Ongoing
	Home Skills Training	1408		7,000	8,031	8,031	8,031	Complete
	Budget Counseling	1408		5,000	0	0	0	Ongoing
	Security Services at BPM and Jefferson Center	1408		50,000	52,034	52,034	52,034	Complete
	PH Occupancy Handbook – Phase 2	1408		7,500	7,205	7,205	7,205	Ongoing
	On-going Employee Training (Include Training on Computer Software Program, ECS)	1408		18,954	18,954	18,954	9,194	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: 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	
	County Centralized Intake Participation Computer System	1408		500	3,348	3,348	3,348	Complete
Admin	Not to Exceed 10% of Grant	1410		146,800	146,800	146,800	146,800	Complete
Fees/Costs	Architect/Engineer	1430		70,000	56,529	56,529	56,529	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, 2007 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	14,358	14,358	13,189
4	1410 Administration	29,276	29,888	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	187,310	187,310	187,310
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	62,343	61,109	61,109	61,109
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 Collateralization 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	292,665	292,665	291,496
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	94,120	94,120	94,120
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 SF	77,000	93,190	93,190	93,190	Complete
	Install Video Cameras at 4 buildings to improve security	1460	4 buildings – 44 cameras	86,000	94,120	94,120	94,120	Complete
PA22-12	Additional Funds for 490 E. Market Street Renovations	1470	Maintenance building renovations	62,343	61,109	61,109	61,109	Complete
	HA-Wide							
	Management Improvements	1408		8,046	14,358	14,358	13,189	Ongoing
Admin	Not to Exceed 10% of Grant	1410		29,276	29,888	29,888	29,888	Complete
Fees/Costs	Architect/Engineer	1430		30,000	0	0	0	Not needed

**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: PA26PO22501-04 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: March 31, 2007 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	210,000	210,000	134,379
4	1410 Administration	174,000	174,582	174,582	174,582
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000	72,705	72,705	71,208
8	1440 Site Acquisition				
9	1450 Site Improvement	149,000	235,587	235,587	195,795
10	1460 Dwelling Structures	842,000	871,976	871,976	871,976
11	1465.1 Dwelling Equipment—Nonexpendable	185,500	70,967	70,967	70,967
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000	34,947	34,460	34,460
14	1485 Demolition	20,000	23,140	23,140	23,140
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	7,028	7,028	5,000
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	70,322	44,890	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,745,822	1,745,822	1,700,445	1,571,507
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	10,000	10,000	0	0
24	Amount of line 21 Related to Security – Soft Costs	82,000	82,000	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	6,000	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: PA26PO22501-04 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	
PA22-1 Codorus Homes	Playground Equipment	1475	1 set	0	24,947	24,947	24,947	Pull down from CFP 50102
PA22-3 Parkway Homes	Site improvements	1450	520 LF	80,000	3,900	3,900	3,900	Complete
	Facades Improvements 4 bldgs-wrap Elect Service 4+ additional 15 buildings	1460	24 units 2470 LF	260,000	341,478	341,478	341,478	Complete
	New interior doors	1460	16 doors	8,000	incl in facades	incl in facades	incl in facades	Complete
	Intercom system	1460	4 entryways	5,000	7,600	7,600	7,600	Complete
	Tile entry hallways	1460	4 entryways	1,000	incl in facades	incl in facades	incl in facades	Complete
	Replace Sewer Line under 115 Lincoln St.	1450	1 bldg-10 units	30,000	58,224	58,224	58,224	Complete
PA22-4 Parkway Homes Extension	Replace bath vanities	1460	84 units	12,000	14,534	14,534	14,534	Complete
	Demolish 705-707 & 711-713 N. Pershing	1485	2 bldgs-4 units	20,000	23,140	23,140	23,140	Complete
PA22-5b Broad Park Manor	Landscape front of bldgs	1450	150 LF	5,000	0	0	0	Done by Maint.
	Repair concrete rear Porches ground level	1450	350 LF	5,000	55,792	55,792	16,000	Complete
	Install Sprinkler system	1460	1 bldg	230,000	320,940	320,940	319,690	Complete
	Replace roof	1460	7300 SF	100,000	95,142	95,142	95,142	Complete
	Relocation Costs	1495.1	10 units	5,000	7,028	7,028	5,000	Complete
	27 S. Broad St -New burglar alarm panel	1460	1 Panel	5,000	2,042	2,042	2,042	Complete
PA22-12 Scattered Sites	3424-3426 N. George St-Replace Kitchen cabinets, floors.	1460	2 units, 800 SF	15,000	28,071	28,071	26,776	Complete
	Replace Furnaces	1460	2 Furnaces	6,000	12,110	12,110	12,110	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: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-04 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	
PA22-16 The Fairmont	New stoves & refrigerators	1465.1	75 each	56,000	21,815	21,815	21,815	Stoves complete, refrigerators under ESCO
PA22-17 Springfield Apts.	New Carpets in all units	1460	9375 SF	45,000	0	0	0	Not enough money
	New wallpaper-vestibule & 12 Halls	1460	2880 sq yds	12,000	0	0	0	Not enough money
	New Stoves & Refrigerators	1465.1	75 units	56,000	20,065	20,065	20,065	Stoves complete, refrigerators under ESCO
PA22-18 Stony Brook Manor	New carpet in all units	1460	12500 SF	60,000	0	0	0	Not enough money
	Replace carpet in common areas-5	1460	2500 LF	20,000	0	0	0	Not enough money
	Caulk brick joint-100 l. f.	1460	100 L. F.	5,000	21,363	21,363	21,363	Complete
	New Stoves & Refrigerators	1465.1	100 units	73,500	29,088	29,088	29,088	Stoves complete, refrigerators under ESCO
	New A/C unit	1465	1 unit	0	3,238	3,238	0	Pull down from CFP 50103
PA22-19 Glen Rock Windsor	22 W. Main-Replace shower & base-1	1460	1 unit	5,000	6,608	6,608	6,608	Complete
	35 W. Main St, A & B- re build Chimneys	1460	2 Chimneys	7,000	8,700	8,700	8,700	Complete
	35 W. Main- re point Walls	1460	250 LF	5,000	0	0	0	Not enough money
	25 Church St.-Re build stone wall	1460	250 LF	5,000	2,700	2,700	2,700	Complete
PA22-23 Fairmont Village	New Hot water heaters & pans	1460	25 units	15,000	0	0	0	Not enough money
PA22-33 Fielding Way	Repair erosion, add drainage, re seed & add fence along bank-187 l. f.	1450	187 LF	12,000	61,610	61,610	61,610	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: YORK HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-04 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	
PA22-36 West Manchester	Repair erosion, add drainage, re seed & add fence along bank-150 l. f.	1450	150 LF	12,000	40,931	40,931	40,931	Complete
PA22-37 Red Lion	Replace Sidewalks as needed-833 l. f. Henrietta St.- replace Roof	1450 1460	Various sites 800 SF	5,000 6,000	15,130 10,689	15,130 10,689	15,130 10,689	Complete Complete
HA-WIDE								
	Computer Training	1408		3,500	3,500	3,500	870	Ongoing
	Resident Initiatives and Quality of life Programs	1408		100,000	100,000	98,938	55,140	Ongoing
	Employee Training	1408		20,000	20,000	20,000	4,861	Ongoing
	Community Policing	1408	PA22 - 1,2,3,4,5 a & b	50,000	50,000	50,000	50,000	Complete
	Web Site Design	1408		4,500	4,500	4,500	2,447	Ongoing
	Contract for Investigator	1408		12,000	12,000	12,000	0	Ongoing
	Security Services	1408	PA22- 3 & 5b	20,000	21,062	21,062	21,062	Ongoing
	ADA Accommodations	1460	10	10,000	10,000	0	0	Ongoing
	Install backflow valves	1460	2	5,000	5,000	0	0	Ongoing
	Computer Equipment	1475	10	10,000	10,000	9,513	9,513	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*

**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:) X Performance and Evaluation Report for Period Ending: March 31, 2007 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	50,000	50,000	50,000	0
3	1408 Management Improvements	225,500	225,500	230,242	144,723
4	1410 Administration	151,000	151,000	151,000	151,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**110,000	110,000	57,350	55,799
8	1440 Site Acquisition				
9	1450 Site Improvement	213,000	213,000	298,033	145,746
10	1460 Dwelling Structures	641,139	641,139	586,674	165,112
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	5,000	5,000	7,317	7,317
13	1475 Nondwelling Equipment	50,000	50,000	21,813	14,442
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	5,000	5,000	1,106	1,106
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	59,952	59,952	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,510,591	1,510,591	1,403,535	685,245
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	70,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	100,000	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

**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	
PA22-3 Parkway Homes	Add fuse between pole and building for 28 buildings- estimate	1450	28 buildings	22,000	22,000	27,699	22,000	Complete
	Site improvements – 2 buildings	1450	260 LF	40,000	0	0	0	Not enough money
	New Facades-2 Bldgs & wrap Electric Service	1460	2 bldg-268 LF	140,000	0	0	0	Not enough money
PA22-5b Broad Park Manor	Replace underground Elect. Service estimate	1450	3 buildings	120,000	120,000	266,395	119,807	Complete
	Install sprinkler system estimate	1460	1 building	250,000	250,000	292,880	0	Complete
	Replace Roof-1 building, estimate	1460	7300 SF	100,000	0	0	0	Deferred to CFP 50106
	Relocation Cost	1495.1	10 units	5,000	5,000	1,106	1,106	Complete
PA22-12 Scattered Sites	Replace Roof - HACY Office- 31 S. Broad St., estimate	1460	6900 SF	100,000	100,000	74,223	74,223	Complete
	490 E. Market St.-stone & repave parking lot estimate	1450	2000 SF	16,000	0	0	0	Not enough money
PA22-16 The Fairmont	Bench in Lobby and Gazebo in back of the building	1475	1 bench, 1 Gazebo	10,000	10,000	0	0	Under design
PA22-17 Springfield Apartments	Extend exhaust stack above the building roof.	1470	1 stack	5,000	5,000	7,317	7,317	Complete
	Re upholster/repair furniture & new drapes as needed in community room & Lounges	1475	25 pieces	15,000	15,000	5,933	2,825	Complete
PA22-18 Stony Brook Manor	Re upholster/repair furniture & new drapes as needed in community room & Lounges	1475	25 pieces	15,000	15,000	7,565	3,302	Complete
	Replace Roof & drains	1460	5,000 SF	140,000	169,571	169,571	89,236	Pull down from CFP 50106
PA22-37 Red Lion	Replace Porch – 12 W. Howard Ave	1460	192 SF	1,139	0	0	0	Complete under CFP 50104

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: PA26PO225-05 714 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	2,100	2,100	1,351	Ongoing
	Resident Initiatives and Quality of life Programs	1408		100,000	100,000	100,000	48,711	Ongoing
	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		7,500	7,500	7,500	1,051	Ongoing
PA22- 1, 2, 3, 4, 5a & 5b	Community Policing	1408		70,000	70,000	70,000	58,868	Ongoing
	Budget Counseling-HA wide	1408		9,900	9,900	9,900	0	Ongoing
	Update PH Leasing Orientation Video	1408		6,000	6,000	6,000	0	Ongoing
PA22 – 3 & 5b	Security Services	1408		30,000	30,000	34,742	34,742	Ongoing
Various Locations	Landscaping	1450	150	15,000	15,000	3,939	3,939	Ongoing
Various Locations	ADA Accommodations - as per HUD Report	1460		50,000	50,000	50,000	1,653	Doing in CFP 50106
	Computer Equipment	1475	10	10,000	10,000	8,315	8,315	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: PA26PO225-05 714 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	8/17/07			9/09			
PA22-5b	8/17/07			9/09			
PA22-12	8/17/07			9/09			
PA22-16	8/17/07			9/09			
PA22-17	8/17/07			9/09			
PA22-18	8/17/07			9/09			
PA22-19	8/17/07			9/09			
PA22-37	8/17/07			9/09			

**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: York Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA26PO22501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: March 31, 2007 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	40,000	40,000	40,000	0
3	1408 Management Improvements	214,000	236,500	196,000	3,411
4	1410 Administration	144,000	156,300	144,000	76,615
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	65,000	41,250	0
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000	40,000	0	0
10	1460 Dwelling Structures	796,000	883,158	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	21,000	21,000	0	0
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	90,000	90,000	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	31,468	31,468	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,441,468	1,563,426	421,250	80,026
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	50,000	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	32,000	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	New Facades-estimate Site Improvements	1460 1450	2 buildings 2 buildings	200,000 40,000	200,000 40,000	0 0	0 0	Under design Under design
PA22-5b Broad Park Manor	New Key Card system for 3 high rise buildings estimate	1465.1	3 buildings	21,000	21,000	0	0	Under design
	133 S. Broad St. Replace Roof & repair parapet – estimate	1460	1 building	120,000	120,000	0	0	Under design
PA22-12 Scattered Sites	417 Carlisle St, Hanover replace deck estimate	1460	1 deck	10,000	10,000	0	0	Under design
	446 E. Market, York replace deck estimate	1460	1 deck	10,000	10,000	0	0	Under design
PA22-16 The Fairmont	Replace tubs with drive in showers in 1 st floor handicap units-estimate	1460	7 units	38,500	38,500	0	0	Under design
PA22-17 Springfield Apts.	Replace Carpet in designated units-estimate	1460	75 units	75,000	75,000	0	0	Not enough money
	Replace wallpaper in lobby and designated hallways.- estimate	1460	1 Building	45,000	45,000	0	0	Not Needed
PA22-18 Stony Brook	Replace Carpet in all units- estimate	1460	100 units	100,000	100,000	0	0	Not enough money
	Replace Carpet in common areas-estimate	1460	5 areas	40,000	40,000	0	0	Under design
	Replace thru wall AC units-estimate	1475	90 units	80,000	80,000	0	0	Under design
	Replace Roof - estimate	1460	1 roof	140,000	140,000	0	0	Done in CFP 50105
PA22-19 Glen Rock Windsor	35 W. Main, Windsor- level floors, add sump pump in basement, shore up stone wall. Estimate	1460	1 building	24,500	24,500	0	0	Under design
PA22-23 Fairmont Village	Replace Roof on houses & sheds-estimate	1460	5 buildings	50,000	137,158	0	0	Under design
PA22-33 Fielding Way	Replace wood railing with PVC railing-estimate	1460	15 units	15,000	15,000	0	0	Under design
	Replace Door Jambs-estimate	1460	15 units	10,500	10,500	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: PA26PO22501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	
PA22-37 Red Lion	559 S. Main St.-replace deck –estimate 100 Henrietta S.-replace conc. Steps-estimate	1460 1460	1 deck 10x10 1 set of steps	1,500 6,000	1,500 6,000	0 0	0 0	Under design Under design
HA-WIDE								
	Computer Software Upgrade	1408		0	10,000	0	0	Ongoing
	Home Skills Services	1408		2,500	2,500	0	0	Ongoing
	Resident Initiatives and quality of life Programs	1408		94,000	94,000	94,000	0	Ongoing
	Employee Training (Various-PHN, REAC, Computer, New Regulations, Maintenance)	1408		12,500	12,500	0	0	Ongoing
PA22-1, 2, 3, 4, 5a & 5b	Community Policing	1408		70,000	70,000	70,000	0	Ongoing
	Budget Counseling-HA Wide	1408		3,000	5,500	0	0	Ongoing
PA22-3 & 5b	Security services	1408		32,000	42,000	32,000	0	Ongoing
Various Locations	ADA Accommodations-as per HUD Report	1460		50,000	50,000	0	0	Ongoing
	Computer Equipment	1475	10	10,000	10,000	0	0	Ongoing

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

PHA Name:		Grant Type and Number Capital Fund Program No: 501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006	
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	7/08			7/10				
PA22-3	7/08			7/10				
PA22-4	7/08			7/10				
PA22-5b	7/08			7/10				
PA22-12	7/08			7/10				
PA22-13	7/08			7/10				
PA22-16	7/08			7/10				
PA22-18	7/08			7/10				
PA22-19	7/08			7/10				
PA22-23	7/08			7/10				
PA22-24	7/08			7/10				
PA22-33	7/08			7/10				
PA22-37	7/08			7/10				

*Significant amendment is considered 5% of Annual Grant Amount
 Revised April 23, 2007 adding additional funds \$121,958 to CFP 50106 per HUD
 For review May 15, 2007

**PROGRESS REPORT ON AGENCY PLAN - DRAFT
(5 YEAR AND ANNUAL PLAN) STRATEGIES
As of September 30, 2006**

Plan (5 yr or Annual)	Strategy (Summary)	Progress 10/1/05 to 9/30/06 (1st year of 5 year Plan Period)
5	Expand Supply of Assisted Housing	<ul style="list-style-type: none"> ▪ Of the 150 Additional Vouchers we hope to apply for over five years, none were applied for during this period due to unavailability. ▪ Retain the level of vouchers administered – these were retained over report period. ▪ Maintain Public Housing Occupancy at 97% or better, reducing vacancies if necessary to do so – Average occupancy during report period is 98.6% ▪ Leveraging private or other public funds, create 50 additional housing opportunities by 2010: Waverly Court (46) units were completed for occupancy during this reporting period. This was developed by Creating Opportunities in Neighborhood Environments with their contracting with YHA staff to do so. YHA staff will manage and provide supportive services. ▪ Continued development of 24 homes for first-time homebuyers in Dover Township. 75% of the site work was completed; construction was completed during this reporting period, with the 20 homes that were not previously sold settled. Of the 24 homes sold, 5 were sold to households with incomes at or below 50% of AMI, 8 were sold to households between 51 and 60% of AMI, and 11 were sold to households with incomes 61 to 80% of AMI. ▪ Summary: 5 year period to date: First year, 66 (46 rental and 20 homeownership) units added to inventory ▪ Collaborate to expand housing opportunities for the mentally ill and/or physically disabled: Increased the number of vouchers set aside for this population by 35, from 15 to 50. Also worked with Bell Socialization Services and Health Choices on ideas for developing additional housing. Several Plans were not approved by the State.
5	Improve the Quality of Assisted Housing	<ul style="list-style-type: none"> ▪ Scored 96% - HIGH PERFORMER - under the Public Housing Assessment System (PHAS). Goal was 85%. We have exceeded this goal every year since it was set in 2000. ▪ Scored 66% in Section 8 Management Assessment Program. The goal was 85%. ▪ Continued process of reviewing job descriptions to fit program needs. ▪ Purchased and began use of new computer software program which has been a

		<p>detriment vs. an improvement to the administration of YHA Programs.</p> <ul style="list-style-type: none"> ▪ 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. ▪ Average Turnaround time for Public Housing Program was 33 days. ▪ Increase Rents collected by 5% over 5 years: This reporting period rents increased by 3% (10/05 to 7/06 = average \$7.15/mo. Increase). Tenant Accounts Receivable information is not available due to new computer software. ▪ Average Public Housing Occupancy Rate for FYE 9/30/06 was 98.6% - Goal was 97%. ▪ Average Section 8 Lease-up rate for FYE 9/30/06 was 93%. 5 year goal was to maintain 95%. ▪ Continued to plan for possible demolition at Codorus Homes due to structural concerns. Investigated potential for HOPE VI at this site. Test Borings were completed at the site to determine conditions for any future development. ▪ 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 18 Accommodation Need transfers; admitted 8 households under the “ready for permanent housing from transitional housing” preference; and admitted 0 households that were involuntarily displaced (no applications met this 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. ▪ Plans to sell 16 Turnkey III homes to Bell Socialization Services fell through. Options for site will be analyzed. Sold no Turnkey Homes during this period. ▪ Continued to Implement Public Housing Site-Based Wait lists for northern York

		<p>County and Hanover sites – since 7/01.</p> <ul style="list-style-type: none"> ▪ Section 8 Homeownership – Continued group briefings to explain the program procedures to interested voucher holders. Several Section 8 participants were close to being assisted under this program; however, for one reason or another purchases were made without our assistance. ▪ 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 5/07) – Rule applies to family developments with 100 or more units (Parkway Homes is only YHA development). No actions are required on our part. ▪ Increase the number of households with incomes above 60% of AMI by 20% over the 4/05 level in developments with 75 or more units: Unable to report this report period due to computer software changes. ▪ 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. Completed security improvements at Broad Park Manor – installed video system. ▪ 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 ▪ Continued planning for 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 Council, York Police, York County MH/MR, Wellspan, Area Agency on Aging, White Rose Senior Center, York College, County Assistance Office, YMCA, York Rescue Mission, Lutheran Social Services, Penn State Extension Master Gardner’s Program, 4-H Clubs, Penn Laural Girl Scouts, York City Health Dept., Tenants for Fair Housing Resident Council, York Arts, Jewish Community Center, New Hope Ministries, Penn Civilians, etc. Services were available to and directed to the

		<p>majority of our public housing residents. (See more about services below.)</p> <ul style="list-style-type: none"> ▪ Maintained Neighborhood Networks Centers at Codorus Homes, Parkway and Wellington Homes. Includes an area used by Community Police. Various resident initiatives are offered at these locations. Applied for funding to continue services at the Jefferson Center. Awarded funding to continue programs at the Codorus Homes and Wellington Homes sites. ▪ Initiated and Coordinated partnership with two local churches. They supply volunteers for an after school program 2 days per week at the Jefferson Computer lab. ▪ Transferred 4 families due to over or under-housed. Offered 18 households moves due to documented accommodation needs. Approximately 50% accepted the offer and moved. Processed 44 accommodation need requests. ▪ Increased minimum rent for PH and Sec 8 programs effective 10-1-04 from \$25 to \$50 per month. This maximum continued through 9-30-05..
5	Promote Self-Sufficiency and Asset Development of households	<ul style="list-style-type: none"> ▪ Increase Number of employed persons by 66 people by 9-30-07 (was 1193 of 3441 (35 %) in 2005) and 99 people total by 9/30/09: As of 7/30/06 (most recent data available due to computer conversion) 842 persons 18 years of age + were employed. ▪ Continued emphasis placed on referrals for budget counseling. Referrals continue to include applicants who have limited or poor credit history. Established payment plans for those who receive ongoing services from the budget counselor. ▪ Provided support services for participants in ROSS and FSS programs. These services include, but are not limited to case management, computer training, GED training, financial help with auto repairs, driver's education, referral services, etc. At the end of this fiscal year, participation in the Family Self-Sufficiency Program increased from 62% to 98% under the Section 8 Program and from 56% to 84% under the Public Housing Program. Increase due to full FSS staffing throughout the year. Awarded funding to continue both PH and S8 FSS Coordinator positions as well as additional ROSS Program services. ▪ Family Wellness services collaboration with York College Dept. of Nursing continued at Jefferson Center. ▪ Provided various social services, primarily case management and service coordination, to the elderly/disabled to increase or maintain independence for residents. Continued collaboration with York College in operation of Broad Park Manor Wellness Center. Caseworker services to those at BPM campus and Parkway

		<p>Extended. Service Coordinator continued to provide services at 3 other sites in the County (250 units).</p> <ul style="list-style-type: none"> ▪ Assisted local senior center with it's application for ROSS funds to enhance services at the county sites. A \$375,000 grant was awarded. ▪ ROSS funds and services targeted toward BPM expired. Services ceased because no other funding was available. YHA is no longer eligible to apply for ROSS funds for elderly /disabled because they receive operating subsidy funds for one service coordinator position. The computer lab remains open with assistance from the senior center partner.
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. No units were off line. ▪ PH occupancy percentage had been 98-99% each month this fiscal year. ▪ FYE 9/30/06 average turnaround time was 33 days, the goal for the year. ▪ Analyzed the redesign of efficiency units and to benefit vs. loss of income of charging 25% of adjusted income vs. 30% for efficiencies. Determined it is best to establish a Flat Rent of \$250 which will be done prior to 9/30/07 ▪ Section 8 Lease-up rate held at 93%, no increase or decrease from the previous year. ▪ Transferred 4 PH residents to accommodate household size.
Annual	Increase the number of affordable housing units	<ul style="list-style-type: none"> ▪ See above, under 5 Year Plan. ▪ YHA leased and began full-time management of Waverly Court - 46 affordable housing units under the tax credit program. ▪ Completed construction of development of 24 homes for first-time homebuyers. 20 were constructed and all were sold by 9-30-06.
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. ▪ 60% of those newly assisted under Section 8 tenant based program had incomes at or below 30% of median. 95% 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

		<p>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.</p> <ul style="list-style-type: none"> ▪ 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 9/30/06, 15 families transitioned to homeownership, \$134,819 in funds had been disbursed to residents from their escrow accounts. 19 families had existing escrow accounts with average monthly deposits being \$151 for Section 8 and \$334 for PH programs.
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). ▪ Continued to market and outreach the Section 8 Homeownership Program. Collaborated with local realtor for the creation and design of outreach brochures. Have worked with several candidates – two in the end opted to pursue HO without Section 8 Program subsidy. Others continue to work on credit issues and credit rating.
Annual	Target available assistance to the elderly	<ul style="list-style-type: none"> ▪ In process of determining feasibility of designating public housing for the elderly only during this report period. (More detail in the Annual Plan for FYE 9/30/07.) ▪ Continued services of Service Coordinator in elderly/disabled mid/high-rises. See above under 5 Year Plan ▪ Continued hours of the Wellness Center in Broad Park Manor.
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 5 year period above. ▪ Of the 100 vouchers received in 2000, 30 were targeted to persons with disabilities. These subsidies continue to assist families (including individuals) with disabilities.
Annual	Conduct activities to affirmatively further fair housing	<ul style="list-style-type: none"> ▪ Retained bilingual employees to make sure all persons inquiring are made aware of all our programs, supporting our “equal housing opportunity” initiatives. ▪ Received additional training on 504 and ADA requirements. ▪ Continued to review materials explaining programs to be more reader friendly. ▪ Continued public housing resident activities which encompassed all races & cultures.

Assessment of Site-Based Waiting List Development Demographic Characteristics

Development information	Date Initiated	Initial mix of Racial and Disability Demographics (HOUSEHOLDS)	Current (4/23/07) 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%)	205 White (69%) 88 Black (30%) 3 Asian (<1 %) 1 Other (<1%) 297 Total 45 Disabled (15%) 80 Hispanic(27%)	White -5% Black -5% Disabled -7%
#4 South West York Co.- Hanover	07/23/01	34 White (79%) 7 Black (16%) 2 Other (5%) 5 Disabled (12%)	81 White (81%) 18 Black (18%) 0 Asian (0%) 1 Other (1%) 100 Total 5 Disabled (5%) 3 Hispanic (3%)	White +2% Black +2% Other -4 % Disabled -7%

HOUSING AUTHORITY OF THE CITY OF YORK

Family Self Sufficiency Programs: Public Housing and Housing Choice Voucher/S8

Action Plan

APRIL 2007 REVISION

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Housing Authority of the City of York (HACY) Family Self Sufficiency Programs

Action Plan

1. MISSION OF THE YORK HOUSING AUTHORITY (YHA)

The HACY other wise known as York Housing Authority aims to provide safe, decent and affordable housing to eligible persons in a manner that encourages self-sufficiency.

2. FSS PROGRAM OBJECTIVE

The objective of the Family Self Sufficiency programs is:

To enhance and increase the levels of self-sufficiency and life opportunities for individuals and families. This will be accomplished through the linkage of the individual/family with the appropriate support services and resources in the community.

3. TERMINOLOGY

The Housing Authority of the City of York is referred to as “YHA” throughout this document.

“Family” is used interchangeably with “Applicant” or “Participant” and can refer to a single person family.

“Self-Sufficiency” is defined by the FSS Program as being free from cash assistance or when 30% of the family’s monthly adjusted income equals or exceeds the FMR (Fair Market Value) or payment standard.

See **Section 19, Definition of Terms** for definitions of additional terms found in this document.

4. DESCRIPTION OF FAMILIES EXPECTED TO PARTICIPATE

A. Demographics

YHA has **1,066** families (elderly and family units) receiving public housing assistance as of April 2007. In addition, YHA has **1509** families receiving Section 8 housing assistance as of April 2007. The following demographics describe characteristics of the individuals and families in **public housing** currently receiving housing assistance:

Income Sources	Total
TANF	614
SSI	426
Employed	226
Social Security	659

No Income	26
Child Support	109
Other Sources	157

Race/Age (All Family Members)

White	879
Black	263
Asian/Pacific	7
Hispanic	302
Ages	
0-4	301
5-13	489
14-17	192
18-20	72
21-54	742
55-61	135
62+	444

The following demographics describe characteristics of the families in the **Housing Choice Voucher Program** currently receiving housing assistance:

Income Sources(All Family Members)	Total
TANF	227
SSI	735
General Assistance	282
Social Security	765
No Income	42
Child Support	286
Other Wage	502
Head-of Household	
Female	1243
Male	266

Race (H-of-H)

White	1055
Black	450
Asian/Pacific	1
American Indian/Native Alaskan	2
Other	1
Ethnicity(H-of-H)	
Hispanic	290
Non-Hispanic	1219

Ages(All Family Members)	
0-4	458
5-13	950
14-17	303
18-20	138
21-54	1200
55-61	161
62+	339

B. Number of Families Expected to Participate

Prior to the Quality Housing and Work Responsibility Act of 1998 (QHWRA), the required number of mandatory FSS slots for the YHA was: ten (10) Public Housing and fifty-two (52) Section 8. There have been nine (9) successful Public Housing completions and twenty-eight (28) Section 8 completions since QHWRA became effective. QHWRA enables Housing Authority's to reduce the number of mandatory slots for every successful FSS contract completion. At the minimum, YHA will continue to offer the following number of mandatory and voluntary FSS slots:

- 40 Section 8**
- 25 Public Housing**

5. IMPLEMENTATION SCHEDULE

YHA implemented the FSS program in 1993 as required by HUD regulations. The YHA will implement any additional program changes in the future in accordance with HUD regulations. Implementation of the FSS Program is an ongoing process. If the FSS required number of slots are filled, a wait list will be established in accordance with Section 9C of this plan.

6. FSS PARTICIPANT NEEDS ASSESSMENT

Attachment A is a copy of the Needs Assessment that is completed with each FSS Participant. It serves as the basis for the FSS Contract.

Basic Needs

A. Employment Needs

B. Educational Needs

C. Childcare Needs

D. Transportation Needs

E. Other Areas of Significant Need

7. SELF-SUFFICIENCY ADVISORY COMMITTEE

YHA established a Program Coordinating Committee (PCC) in 1992 to assist the FSS program in securing commitments of public and private resources for the operation of the FSS program. In 1997 the PCC was re-organized to better serve the needs of FSS participants as well as participants in YHA's other self sufficiency programs. As a result, the PCC name was changed to the YHA Self-Sufficiency Advisory Committee (SSAC).

YHA will continue to maintain the SSAC in accordance with HUD regulations.

A. Self Sufficiency Advisory Committee Membership

The SSAC membership will include a representative from the YHA (self-sufficiency caseworkers, Public Housing, Section 8 Program) and a participant from each FSS program (PH & S8.) Additional members will be recruited from the local welfare agency, social service agencies including those serving individuals with disabilities, educational institutions, economic development programs, and other public and private organizations that can be of assistance to FSS participants.

B. Responsibilities

1) Role of the SSAC

- a) The SSAC will act as an advisory body to the FSS program; and
- b) The SSAC will enable the FSS program to access community resources and obtain commitments for services from social service providers; and
- c) The SSAC will expedite and coordinate agreements between the YHA and potential service providers; and
- d) The SSAC will provide a forum to promote collaboration and to eliminate duplication of services between agencies that serve the needs of low-income persons.
- e) The SSAC will meet at least four (4) times annually.

8. OUTREACH EFFORTS

The YHA will recruit potential FSS participants through a variety of modes to ensure that all eligible families are aware of the opportunities available through the FSS program. Recruitment activities will include, but are not limited to: publication of The Communicator, YHA's Self-Sufficiency newsletter, mailing informational brochures; including FSS information in YHA publications; posting FSS information on bulletin boards; providing informational brochures at the YHA office and other social service agencies; providing information regarding the FSS program to case workers from other social service agencies; and promotion through the local media.

Additionally, all YHA housing program participants (PH and HCV) will be informed of the FSS program during each annual recertification process as well as the initial intake process. An FSS Program Interest/Referral Form (Attachment B) is completed; the housing program participant acknowledges they have received information about the FSS program. They will also indicate if they are or are not currently interested in the FSS program. The form does note that an individual can indicate interest at any time while they are in a YHA housing program. A copy of the signed statement is retained in the individuals housing program file. Another copy is forwarded to the FSS Case Worker for follow-up.

If these measures do not result in sufficient enrollment in the FSS program according to HUD requirements, the YHA will implement additional outreach activities.

9. ACTIVITIES AND SUPPORT SERVICES

Families selected for participation in the FSS program will be current participants in YHA's housing assistance programs. Applicants and those on the waiting lists are not eligible for the FSS Programs.

A. FSS Preferences

YHA will give selection preference to incoming portable families with active FSS Contracts of Participation in accordance with **Section 16A** of this Plan. Also, YHA will give a 50% selection preference to those currently enrolled in another self-sufficiency/welfare to work program with a referral from another agency case manager.

B. FSS Application Process

1) FSS Briefing

A FSS Case Worker will contact all residents who indicate an interest in the FSS Program. Interest can be indicated via the FSS Program Statement, self-referral, referral from another agency, etc. Individual appointments will be scheduled to provide an introduction and orientation to the FSS Program.

2) Interest/Referral Form

Submission of a completed referral form constitutes notification to the YHA of the applicant's interest in the FSS program. Applicants will be placed on the respective

FSS waiting list in the order of the date and time their referrals are received by the YHA. Attachment C is a copy of the referral form for YHA's FSS Program.

C. Selection of Participants from Waiting List

1) Selection of Families from the Waiting List

When a slot is available in the FSS program, the next eligible family on the waiting list will be contacted for an interview with the FSS Case Worker; complete an ITSP and sign a FSS Contract of Participation. Applicants who do not schedule and attend the interview, or who are not willing to sign the FSS Contract of Participation, will be taken off the waiting list.

YHA will consider a family eligible for the FSS program when the following conditions are met:

- a) The family has attended an individual briefing on the FSS program; and
- b) The family has submitted a completed FSS application; and
- c) The family does not owe money to YHA or any other Housing Authority; and
- d) A YHA/FSS Program review of the family's housing program file and/or confirmation from the respective Public Housing Manager or Section 8 Coordinator reveals the family is in compliance with its family obligations as defined by HUD regulations and/or YHA's Administrative Plan(s), including Housing Quality Standards (HQS) requirements.

2) Selection of Incoming Portability Families with Current FSS Contracts of Participation

FSS participants from other PHA jurisdictions who exercise portability into the jurisdiction of the York Housing Authority will be selected from the FSS waiting list and admitted into the FSS program in York in accordance with the FSS selection preference in **Section 9A** and the portability guidelines in **Section 15A** of this plan.

D. Denial of Participation in FSS

YHA will deny participation in the FSS program to a family that previously participated and was terminated from FSS because it did not meet its FSS obligations according to its Contract of Participation. YHA will deny participation to families that previously participate and successfully completed the program.

The YHA, at its discretion, may deny participation in the FSS program to a family that does not meet the requirements of the Family Selection Procedures described in **Section 9C** of this document.

Families denied participation in the FSS program may request an Informal Review with the Social Service Supervisor to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Review must be made in writing within ten (10) working days of the date of notification of the decision to deny participation to the Social Service Supervisor.

E. Certification of Nondiscrimination

YHA shall not deny any family or individual the equal opportunity to apply for or participate in the FSS program on the basis of race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability, or sexual orientation in full compliance with applicable local, state and federal laws as well as YHA policy.

York Housing Authority will not discriminate against otherwise qualified persons because of their disabilities and will make reasonable accommodations to enable participation in the FSS program. The YHA may determine that an accommodation is not reasonable if it causes undue financial and/or administrative burdens.

F. Certification of Coordination

YHA will initiate MOUs with other local organizations as warranted to facilitate the goals and objectives of the FSS program, and to promote successful strategies for participants in the FSS program.

G. Monitoring of Service Quality

YHA will monitor the quality of service provided to FSS families by social service, educational, job training and other agencies. The monitoring will consist of two elements.

1) FSS Participant Referral for Services

YHA will provide FSS participants with referral forms. The referral form will be completed by the agency providing the service to ensure the participant did meet with the agency, and the participant did follow through with any scheduled appointments or classes. Attachment C and C1

2) Service Provider Review

YHA will require all FSS participants who were referred to another agency for services to complete a verbal or written review of the quality of service provided. Attachment D

10. INCENTIVES TO ENCOURAGE PARTICIPATION

A. Escrow Accounts

YHA will establish and deposit funds to FSS escrow accounts for FSS participants according to HUD guidelines. A separate FSS escrow account has been established for the Section 8 FSS participants and the PH FSS participants. Escrow funds will be deposited in the respective FSS escrow account (PH and S8) for any individual/family who moves from one housing program to another (e.g., PH to S8) during the course of their FSS Contract. Escrow funds will be disbursed to FSS participants under the conditions described in **Section 13** of this document.

B. Individual Training and Services Plan

YHA will assist each FSS family to develop an Individual Training and Services Plan (ITSP) to help the participant determine the actions necessary to further their self-sufficiency. The ITSP will be a component of the participant's Contract of Participation. All FSS ITSPs will include an interim goal that all family members will be free from cash assistance for 12 consecutive months prior to the expiration of the FSS Contract of Participation. Welfare assistance does not include: Non-recurrent, short term benefits that are designed to deal with a specific crisis situation or need, are intended to meet recurrent or ongoing needs, and will not extend beyond four months.

C. Training, Education, and Workshops

Through the SSAC and other forums, the YHA will link FSS participants with job training, educational, and social service agencies to provide the supportive services necessary to further advance self-sufficiency. In addition, FSS families will be provided with information on local homeownership opportunities.

11. CONTRACT OF PARTICIPATION

All applicants selected for participation in the FSS program will be required to sign a five-year Contract of Participation (although it can be completed in less time.) YHA will use the contract format approved by HUD at the time the contract is signed. The contract will include an Individual Training and Services Plan (ITSP) as defined in **Section 10B** of this plan. The contract will include the family's annual income, earned income, and the family rent (tenant rent plus utility allowance) in effect as of the effective date of the contract.

Limited English Proficiency Persons (LEP) – Per HUD guidance, if a document has been translated (e.g., Spanish version of HUD's FSS Contract), the person with LEP will be required to sign the contract documents in English and will be provided the translated document for informational purposes. The translated document will be marked as "Informational Purposes Only"

A. Family Responsibilities

Family responsibilities under the Contract of Participation include, but are not limited to, the following requirements:

1) *Head of Household Must*

- a) Seek and maintain suitable employment throughout the term of the contract; and
- b) Complete activities in the ITSP within the specified dates; and
- c) Provide the YHA with information about the family's participation in the FSS program upon request, including information regarding employment, job interviews, training, educational attendance, and other FSS services and activities.

2) *All Family Members Must*

- d) Comply with the terms of the Public Housing or Section 8 program and the lease; and
- e) Comply with the family obligations under the Public Housing or Section 8 program; and
- f) Section 8 Only: Must lease an assisted unit in the initial (YHA's) jurisdiction for 12 months after the effective date of the FSS Contract.

B. Requirements for Successful Completion of the Contract of Participation

The contract will be successfully completed when the YHA determines that the family has fulfilled all of its responsibilities under the contract; *or*, thirty percent (30%) of the family's monthly adjusted income equals or exceeds the Fair Market Rent (FMR) in effect at the time for the unit size for which the family qualifies under the YHA's Subsidy Standards.

C. Contract Extensions

A participant in the FSS program may request an extension of the contract if the family is unable to complete its goals within the five-year period due to circumstances beyond the family's control. Examples of such a circumstance would be a serious illness or involuntary loss of employment for the head of household. Requests for a contract extension must be made in writing by the head of household. The YHA staff person responsible for the administration of the FSS program and at least one (1) other member of the YHA management staff and an advisory committee member will review extension requests. The YHA will grant no more than two (2) extensions of one (1) year each. Flexible increments are available in case a full year is not needed to complete goals. Extensions are granted at the discretion of the YHA.

Families denied contract extensions may request an Informal Review to determine whether the decision was made in accordance with HUD regulations and the guidelines in this plan. The request for an Informal Review must be made in writing within ten (10) working days of the date of notification of the decision to deny the extension and sent to the Social Service Supervisor.

D. Procedures for Graduation

1) *FSS Family Responsibilities.*

To successfully graduate from the program, the family must:

- a) Demonstrate that all interim and final goals in the Contract of Participation were completed on or before the expiration date of the contract; and
- b) Submit verification that all household members are independent of welfare assistance and
- c) Submit verification that the head of household is suitably employed.

2) YHA Responsibilities

d) The YHA staff person responsible for the administration of the FSS program and at least one (1) other member of the YHA advisory committee member will review the contract to consider graduation.

e) The YHA will disburse any accumulated escrow funds to the family upon determination of successful graduation under the guidelines in **Section 13** of this document.

E. Denial of Graduation Request

If the YHA determines that a participant did not successfully graduate from the FSS program, the participant may request an Informal Review with the Social Service Supervisor to determine whether the decision to deny graduation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Review must be made in writing within ten (10) calendar days of the date of the YHA's notification of the decision to deny graduation from the FSS program.

If the YHA determines the family did not successfully graduate from the FSS program, the family will forfeit the funds in its FSS escrow account. The YHA will use forfeited escrow funds in accordance with **Section 13C** of this plan.

12. MAINTENANCE OF ESCROW ACCOUNTS

The YHA will establish FSS escrow accounts for FSS participants whose portion of the rent increases due to an increase in their earned income. The escrow funds will be deposited in an interest-bearing, HUD-approved investment. Escrow credits will be deposited to the FSS account in accordance with HUD regulations.

A. Calculation of Escrow

FSS escrow credits will be calculated monthly and in accordance with HUD regulations. Interest on the FSS escrow account balances will be allocated monthly. If an FSS participant does not pay rent or must pay back rent, YHA will not credit the family's escrow account any portion of the back rent. Assistance from agencies to pay rent does not constitute payment for escrow purposes. The monthly escrow credit will be prorated accordingly.

B. Escrow Reports to Families

Escrow account reports will be sent to each FSS family at least once annually. The report will include the escrow balance at the beginning of the reporting period, the amount of the family's escrow credits for the period, any deductions made from the account for the period, the amount of interest earned for the period, and the total balance in the account at the end of the reporting period. The escrow reports will cover the period from October 1st through September 30th of each year. The reports for the previous year will be sent to each participant by October 30th of each year.

C. Forfeiture of Escrow Funds

A participating family has no right to any funds from its FSS escrow account if the family's Contract of Participation is terminated, declared null and void, or the YHA determines the family did not successfully graduate from the FSS program. The YHA will close the family's escrow account and will treat forfeited escrow funds as program receipts in accordance with HUD regulations at the time of the forfeiture.

13. ESCROW DISBURSEMENTS

A. Interim Disbursements

A family participating in the FSS program may only request an interim disbursement once a year of escrow funds. However, there can only be two (2) interim disbursements through the life of the contract. Exception: Unless the disbursements are directly related to the purchase of a home (e.g., inspection, credit report, down payment, etc). Any emergency requests will remain at the discretion of YHA.

The request must be in writing. The letter is to be submitted to the Escrow Disbursement Committee which includes the YHA FSS Case Worker and two (2) representatives of the SSAC. They will forward their recommendations to the social work supervisor and Executive Director who will make the final determination to approve or deny the request. The (2) representatives of the SSAC will alternate on a quarterly basis to ensure that all committee members participate.

The YHA will inform the family in writing within ten (10) calendar days of the approval or disapproval of the interim disbursement request.

1) Procedure

Interim disbursements will be made at the discretion of the YHA under the following conditions:

- a) The funds are needed to complete goals in the family's Contract of Participation (example: to pay for school costs, job training, transportation to work, etc); the family may be asked to provide documentation or proof that they are not able to pay the cost of those services, and
- b) The family can demonstrate completion of specific interim goals from its Contract of Participation; and
- c) Interim disbursements may be granted for no more than 50 percent, up to \$1.000 of the family's escrow balance at the time of the request, and
- d) YHA will not grant more than two (2) interim disbursements per FSS family during the life of the FSS contract (even in the case of the an extension); and
- e) Requests must be made in writing and include verification that the funds are required for the completion of a goal under the family's Contract of Participation; and

f) Interim escrow disbursements will be paid in the form of a check made payable directly to the agency, business, or individual providing the required items or services.

B. Final Disbursements

The participating family will receive a disbursement of its escrow funds upon successful completion of the Contract of Participation, review of the FSS File, and verification as indicated by the housing program that all obligations have been met. The YHA staff person responsible for the administration of the FSS program and at least one (1) other member of the YHA management staff will review final disbursement requests. The family may use its final disbursement escrow funds for any purpose. However, a plan for the use of the funds may be developed as a component of the ITSP.

1) Procedure

Upon determination of successful graduation from the FSS program, the family will receive a disbursement of the funds accumulated in its escrow account under the following conditions:

- a) Any money owed to the YHA will be withheld from the total escrow amount before disbursement; and
- b) The family must certify that it no longer receives any cash assistance. This prohibition does not include Section 8 rental assistance or transitional assistance; and
- c) The head of household must provide verification of suitable employment.

14. TERMINATION OR WITHHOLDING OF SERVICES

The FSS Contract of Participation will be automatically terminated if the FSS family's Section 8 or Public Housing assistance is terminated.

YHA may withhold supportive services to FSS families who do not comply with the family responsibilities in the FSS Contract of Participation.

A. Termination of the Contract of Participation

- 1) YHA may terminate the family's Contract of Participation if:
 - a) The family and the YHA agree to terminate the contract; or
 - b) YHA determines the family has not fulfilled its responsibilities under the FSS program; or
 - c) The family withdraws from the FSS program; or
 - d) An act occurs that is inconsistent with the purpose of the FSS program (such as noncompliance with the lease, noncompliance with the Public Housing or Section 8 program family obligations, fraud, or a violent or drug related criminal act); or

- e) YHA attempts to contact the family in writing or by phone, and the family does not respond to the contact within the first three months after the first attempted contact. The last warning will be sent via registered mail; or
- f) The family does not complete the contract prior to the expiration date; or
- g) The family exercises portability to a jurisdiction that does not have a FSS program or the family is not accepted into the new jurisdiction's FSS program.

B. Termination Procedures

The YHA staff person responsible for the case management of the FSS program and at least one (1) other member of the YHA management staff will make the decision to terminate a family from the FSS program based.

YHA will notify the family of the termination of its FSS Contract of Participation by certified mail. The family may request an Informal Review to determine whether the decision to terminate FSS participation was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Review must be made in writing within ten (10) calendar days of the date of notification of the decision to terminate participation.

15. PORTABILITY

A. Incoming Portables

The YHA is not obligated to accept incoming portable FSS participants into the FSS program. Acceptance of incoming portable clients into the YHA FSS program is entirely at the discretion of the YHA.

It is the responsibility of all FSS families exercising portability into the jurisdiction of the YHA to notify the YHA of their status in the FSS program. Families that notify the YHA of their FSS status within ninety (90) days of the effective date of their lease up in the YHA jurisdiction will be given priority on the FSS waiting list in accordance with **Section 9C** of this plan. If the YHA accepts the family into the FSS program, the YHA will execute a new FSS Contract of Participation – original contract dates and baseline figures used for escrow calculations will remain the same as the original contract.

1) Procedures

a) The YHA will contact the initial Housing Authority to request a copy of the family's Contract of Participation and to request transfer of any escrow funds if the family's certificate or voucher is absorbed.

b) Incoming portable FSS families with current FSS contracts will be given priority on the waiting list for a slot in the YHA FSS program if they contact the FSS Coordinator within ninety (90) days of the effective date of their lease up in the YHA jurisdiction. After ninety (90) days, the family will be placed on the waiting list as of the date the family notified the YHA of its FSS status.

- c) Incoming portable families must complete a YHA FSS application and any assessments or assignments necessary to complete an ITSP, prior to signing a FSS Contract of Participation.
- d) Incoming portable FSS families will not begin to receive escrow credits from the YHA until the effective date of the FSS Contract of Participation executed by the YHA.
- e) Incoming portable families whose vouchers are not absorbed may continue in the FSS program of the initial YHA, if the initial YHA is willing to maintain the Contract of Participation and the FSS escrow account. If the voucher is absorbed at a later date, the family must execute a new FSS Contract of Participation with the receiving YHA or be terminated from the FSS program.

B. Denial of Acceptance of an Incoming Portable

YHA will notify the incoming portable family of the denial of acceptance by mail. An incoming portable family with a current FSS Contract of Participation from its initial YHA that is denied acceptance into the FSS program of the York Housing Authority may request an Informal Review to determine whether the decision to deny acceptance was made in accordance with HUD regulations and the guidelines in this plan. A request for an Informal Review must be made in writing within ten (10) calendar days of the date of notification of the decision to deny acceptance.

C. Outgoing Portables

It is the responsibility of the FSS family to inform the receiving Housing Authority of its FSS status and to contact the FSS Coordinator at the receiving Housing Authority.

1) Procedures

- a) The YHA will make a good faith effort to locate and contact, a FSS family that exercises portability to another jurisdiction. If the family does not respond within thirty (30) days, the YHA may terminate the family's FSS contract in accordance with **Section 15** of this plan. If the contract is terminated, the family's escrow will be forfeited.
- b) The YHA will notify the receiving Housing Authority that the family has an active FSS Contract of Participation and an escrow account, if applicable.
- c) If the family's voucher **is absorbed** by the receiving housing authority and the family is accepted into the receiving housing authority's FSS program, the contract and escrow account funds will be transferred to the receiving housing authority.
- d) If the family's voucher **is not absorbed** by the receiving housing authority, **and** if the family can demonstrate that it can fulfill its responsibilities under the FSS contract in the new location the YHA may allow the family to continue in the YHA's FSS program. In this case, the family must relocate to a jurisdiction within 25 miles of the YHA to ensure the YHA can adequately oversee the family's participation in the program.
- e) At its discretion, the YHA may terminate the family's Contract of Participation in accordance with **Section 15** of this plan if the family exercises portability to a

jurisdiction that does not have a FSS program or if the family is not accepted into the new jurisdiction's FSS program.

16. COMPLIANCE WITH MTCS FILING REQUIREMENT

YHA will submit MTCS filing in accordance with HUD regulations.

17. MEASUREMENT OF OUTCOMES

The YHA maintains a database that records statistics on FSS program participants. This information is submitted to HUD in the required MTCS 50058 format. In accordance with SEMAP requirements, the YHA will calculate the percentage of mandatory FSS slots filled and the percentage of FSS participants with escrow balances at least biannually.

In addition to the HUD required measurements above, the YHA will periodically use surveys of participants to measure the success of the FSS program.

18. FAMILY'S RIGHT TO CONTINUED PUBLIC HOUSING OR SECTION 8 ASSISTANCE

Participation in the FSS program is voluntary. A family's election not to participate in the FSS program will not affect the family's admission to, or continued participation in, the Public Housing or Section 8 program. Such decision will not affect the family's right to occupancy in accordance with its lease.

19. DEFINITION OF TERMS

The following are definitions of terminology used throughout this document.

A. Acronyms

ACC	Annual Contributions Contract
CFR	Code of Federal Regulations. Commonly referred to as "the regulations."
HQS	Housing Quality Standards
HUD	U.S. Department of Housing and Urban Development
ITSP	Individual Training and Services Plan
PHA	Public Housing Agency.
SEMAP	Section Eight Management Assessment Program
YHA	York Housing Authority

B. Terms

Absorption. In portability, the point at which a receiving YHA stops billing the initial YHA for assistance on behalf of a portability family. The receiving YHA uses funds available under the receiving YHA's consolidated ACC.

Administrative Plan. The HUD required written policy of the YHA governing its administration of the Section 8 rental assistance program.

Applicant (or applicant family). A family that has applied for admission to a program, but is not yet a participant in the program.

Annual Contributions Contract (ACC). A written contract between HUD and a YHA. Under the contract, HUD agrees to provide funding for operation of the program, and the YHA agrees to comply with HUD requirements for the program.

Contract of Participation. HUD form 52650. A five-year contract between the Head of Household and the YHA. The Contract of Participation must include an Individual Training and Services Plan (ITSP). The effective date of the Contract of Participation is the first day of the month following execution of the contract by the Head of Household and the YHA.

Family Self Sufficiency Program (FSS). The program established by the YHA to promote self-sufficiency of assisted families, including the provision of supportive services.

Head of Household. The head of household is the person who assumes legal and financial responsibility for the household and is listed on the Public Housing or Section 8 application as head.

Housing Quality Standards (HQS). The HUD minimum quality standards for housing assisted under the tenant-based programs.

HUD Requirements. HUD requirements for the Section 8 and FSS programs. HUD requirements are issued by HUD headquarters as regulations. Federal Register notices or other binding program directives.

Incoming Portable. A family that has left the jurisdiction of its initial YHA and has leased a unit in the jurisdiction of the York Housing Authority.

Initial YHA. In portability, the term refers to both:

A YHA that originally selected a family that decides to move out of the jurisdiction of the selecting YHA; and

A YHA that absorbed a family that later decides to move out of the jurisdiction of the absorbing YHA.

Outgoing Portable. A family initially leased up in the jurisdiction of the York Housing Authority that moves to a new (receiving) YHA's jurisdiction.

Participant. A family that has been admitted to the YHA's FSS program. The family becomes a participant on the effective date of the Contract of Participation.

Portability. Renting a dwelling unit with Section 8 tenant-based assistance outside the jurisdiction of the initial family's YHA.

Program Receipts. HUD payments to the YHA under the consolidated ACC, and any other amounts received by the YHA in connection with the Section 8 program.

Public Assistance. Welfare or other payments to families or individuals, based on need, which are made under programs funded, separately or jointly, by Federal, State, or local governments.

Public Housing Agency (PHA). Any state, county, municipality, or other governmental entity or public body which is authorized to administer the Section 8 program (or an agency or instrumentality of such an entity). The Fairfield Housing Authority is referred to as the PHA throughout this document.

Receiving PHA. In portability, a PHA that receives a family selected for participation in the tenant-based program of another PHA. The receiving PHA issues a voucher and provides program assistance to the family.

Section Eight Management Assessment Program (SEMAP). A set of criteria established by HUD for rating of housing authority performance. Housing authorities are given points for performance under a number of indicators.

Tenant Rent. The amount payable monthly by the family as rent to the unit owner.

Utility Allowance. When the cost of utilities (except phone) is not included in the Contract Rent but is the responsibility of the tenant, the YHA estimates the cost of a reasonable consumption of utilities for an assisted unit. The utility allowance is only applicable to the portion of utilities paid by the tenant.

Welfare Assistance. Income assistance from Federal or State welfare programs, including assistance provided under TANF (formerly AFDC) and general assistance. Does not include assistance directed solely to meeting housing expenses, nor programs that provide health care, childcare or other services for working families.

HOUSING AUTHORITY OF THE CITY OF YORK SOCIAL SERVICES

Jefferson Center
501 N. Peshing Avenue, York, PA 17404

Rebecca Cook
Executive Director

Phone (717) 833-4124
Fax (717) 832-9932 v/1
TDD (717) 832-9937

FAMILY SELF SUFFICIENCY QUESTIONNAIRE

Name _____ Date _____

EMPLOYMENT

1. Are you currently employed? Yes _____ No _____

If yes, are you working full time or part time? _____ Date current employment began _____

If no, have you been employed in the past year? _____

2. Benefits that you have in your current employment? Health _____ Dental _____ Vision _____
Retirement Account _____ Other _____

Do you get Earn. Income Tax Credit? _____

3. Do you receive financial assistance? Yes _____ No _____

If yes, what kind do you receive?

- _____ Cash Assistance (Welfare)
- _____ Food Stamps (Welfare)
- _____ TANF Income Assistance
- _____ Social Security Benefits for you (SSI, SSD)
- _____ Social Security Benefits for your children (SS)
- _____ Child support \$ _____
- _____ Other _____

"THE YORK HOUSING AUTHORITY AIMS TO PROVIDE SAFE, DECENT, AFFORDABLE HOUSING OPPORTUNITIES FOR PEOPLE WHO ARE ELIGIBLE, IN A MANNER THAT ENCOURAGES SELF-SUFFICIENCY."

CHILD CARE:

4. Do you currently use child care? Yes ___ No ___
If yes, is it affordable? _____
If no, do you need child care? Yes ___ No ___
5. How many hour of care do you need per week? _____
6. How often do you go without child care? _____
7. Who cares for your children when you go to work or go to school? _____

TRANSPORTATION

8. Do you have a car? Yes ___ No ___
If yes, is your car reliable? _____
9. Do you live near a bus stop? Yes ___ No ___
10. Do you use a bus or taxi to get around? _____
11. Do you have a bus pass? Yes ___ No ___

SOCIAL SERVICES

12. Do you use or work with Social Services Agencies? Yes ___ No ___
13. If yes, what agencies and what kind of services are you getting? _____

14. Do you attend classes, job search or other activities? _____
15. What do you do when you are not in school or working? _____

FINANCES

16. How do you manage your finances? Poor ___ Fair ___ Good ___ Excellent ___
17. Are you up to date on all of your bills? Yes ___ No ___
18. Are you on energy assistance (CAE) programs? Yes ___ No ___
19. Do you have a checking/savings account? Yes ___ No ___
20. Do you have a good credit history? Yes ___ No ___
21. Do you often run out of money? Yes ___ No ___
22. Do you use food banks or food pantries? Yes ___ No ___

EDUCATION

23. Years of school completed: _____ School attended: _____
24. Do you have your GED? Yes ___ No ___ Do you need your GED? Yes ___ No ___
25. Are you enrolled in training/education programs? Yes ___ No ___
26. Would you like to enroll in a higher education program? Yes ___ No ___
- If yes, what kind of education would you like to pursue? _____

MEDICAL

27. Do you have medical insurance? Yes ___ No ___ what kind? _____
28. Do your children have medical insurance? Yes ___ No ___ what kind? _____
29. Does any one in your family/household have medical or mental problems? Yes ___ No ___
- If yes, please describe: _____
30. Are you or your children on any medication? _____ If Yes, describe: _____
31. Where do you go for medical treatment? _____

YORK HOUSING AUTHORITY
Family Self-Sufficiency Program
Interest/Referral Form

Date: _____

Name: _____
 Address: _____
 Telephone #: _____

YHA Client #: _____

Social Security #: _____

- I am in the Public Housing Program
- I am in the Section 8 Housing Program

This is to verify that information regarding the Family Self-Sufficiency (FSS) Program was shared with me during my Initial Interview or during my regularly scheduled Re-exam Interview. Please check (✓) below.

- I am interested in the Family Self-Sufficiency Program and I want the FSS Case Manager to contact me to schedule an appointment.
- I am not interested in the Family Self-Sufficiency Program at this time. Although I am not interested at this time, I understand that at any time I can change my mind and call the York Housing Authority at 813-1194 for an appointment to discuss the Family Self-Sufficiency Program.

Tenant Signature _____

Housing Representative _____

Other Comments/Information:

Form 200

White Copy Resident	Yellow Copy FSS Caseworker	Pink Copy S&PH File
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HOUSING AUTHORITY OF THE CITY OF YORK
SOCIAL SERVICES

Jefferson Center
501 N. Peckling Avenue, York, PA 17404

Debra J. Lovels
Executive Director

Phone (717) 812-1194
Fax (717) 812-2422 x17
TDD Only (717) 812-1197

**REFERRAL FROM THE SOCIAL SERVICES DEPARTMENT
OF THE YORK HOUSING AUTHORITY**

I am referring the following person to your agency for continued/additional services which
his/her needs and is not currently provided by this agency.

Name
Address

Phone Number

Agency to which referred:
Name
Address
Phone Number

Services requested:

Thank you. Should you have any questions, please do not hesitate to contact me at 812-
1194.

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PEOPLE WHO ARE ELIGIBLE, IN A MANNER THAT ENCOURAGES SELF-SUFFICIENCY."*

**HOUSING AUTHORITY OF THE CITY OF YORK
SOCIAL SERVICES**

Jefferson Center
501 N. Pershing Avenue, York, PA 17404

Debbie J. Lauser
Executive Director

Phone (717) 812-3134
Fax (717) 812-4183 x17
TDD Only (717) 846-3121

FOLLOW UP REFERRAL TO _____

We previously referred the below named person to your agency for services. We ask you to take a moment to fill out and return this information for our files. Thank you for your assistance and cooperation. It is our professional pleasure to do business with you.

Client Name _____
Address _____

Services requested: _____

- 1.) Did the client meet with you and attend any suggested follow through appointments or classes?
- 2.) What services did you provide for the client?

Thank you again for your help.

"THE YORK HOUSING AUTHORITY AIMS TO PROVIDE SAFE, DECENT, AFFORDABLE HOUSING OPPORTUNITIES FOR PEOPLE WHO ARE ELIGIBLE, IN A MANNER THAT ENCOURAGES SELF-SUFFICIENCY."

HOUSING AUTHORITY OF THE CITY OF YORK
SOCIAL SERVICES

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501 N. Pershing Avenue, York, PA 17404

Debbie A. Coakle
Executive Director

Phone (717) 812-4176
Fax (717) 812-4181 x17
TDD (717) 467-6157

CLIENT FOLLOW UP REFERRAL

Name _____

You were referred to the below named agency for follow up services. We would like you to take a moment to answer the following questions.

Agency: _____

- 1.) Who did you meet with at this agency?
- 2.) How many times did you meet with this person/agency?
- 3.) What services did they provide to you?
- 4.) Was this a positive experience for you?
- 5.) Would you recommend other people to this agency?
If you answered no, why not?

Thank you for your time. We continue to be here to serve your needs to the best of our abilities.

"THE YORK HOUSING AUTHORITY AIMS TO PROVIDE SAFE, DECENT, AFFORDABLE HOUSING OPPORTUNITIES FOR PEOPLE WHO ARE ELIGIBLE, IN A MANNER THAT ENCOURAGES SELF-SUFFICIENCY."

Deconcentration Analysis of Family Sites Dated 4/27/2007

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	527	2.5	\$11,391	100%	0%	\$10,038	100%	0%
Codorus, 201	48	2.5	10,458	91%	-9%	9,279	92%	-8%
Wellington, 202	70	2.5	12,702	112%	+12%	11,353	113%	+13%
Parkway, 203	185	2.3	9,807	86%	-14%	8,948	89%	-11%
Parkway Extended, 204	80	2.4	12,154	107%	+7%	10,938	109%	+9%
Scattered Site, 212	40	2.5	11,374	100%	0%	10,110	101%	+1%
W.Man.Twp/Wrightsville,213	20	2.5	9,207	81%	-19%	8,184	82%	-18%
Codorus Extended, 215	11	5.0	16,757	147%	+47%	10,408	104%	+4%
Glen Rock/Windsor, 219	9	3.0	13,633	120%	+20%	10,906	109%	+9%
Fairmont Village, 223	25	2.6	12,804	106%	+6%	10,508	105%	+5%
N. Beaver Street, 224	5	3.0	15,270	134%	+34%	12,216	122%	+22%
Fielding Way, 233	14	3.0	19,568	172%	+72%	15,655	156%	+56%
Ridgefield Court, 236	10	3.0	11,270	99%	-1%	9,016	90%	-10%
Red Lion, 237	10	3.0	11,417	100%	0%	9,134	91%	-9%

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% = \$9,682 and 115% = \$13,100. 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.

RECEIVED

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

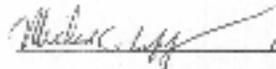
I, A. Kim Bracey, the Deputy Executive Director certify
that the Five Year and Annual PHA Plan of the Housing Authority of the City of York is
consistent with the Consolidated Plan of York City prepared
pursuant to 24 CFR Part 91.

A. Kim Bracey 6/11/07

Signed / Dated by Appropriate State or Local Official

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Michael D. Nelson the Administrator, Housing & Community Dev. certify
that the Five Year and Annual PHA Plan of the Housing Authority of the City of PAW is
consistent with the Consolidated Plan of PAW County prepared
pursuant to 24 CFR Part 9.

 6/7/23

Signed / Dated by Appropriate State or Local Official