

Improve the Quality of Assisted Housing:

- A. Maintain quality of public housing management and maintenance: PHAS / REAC scores of 85% or better.
- B. Maintain a Section 8 Management Assessment Program score of 85% or better, which includes indicators related to housing quality standard requirements and assistance with helping voucher holders find HQS compliant housing.
- C. Improve Customer Satisfaction
 - 1. Improve communications with residents and vendors – reply within 48 hours.
 - 2. Expand written materials about programs – Maintain website – Address Language Accessibility Needs.
 - 3. Train staff on the importance of Customer satisfaction.
- D. Concentrate efforts to improve specific management functions
 - 1. Improve efficiencies and maintain/improve technical support.
 - a. Document imaging complete by 9-30-12.
 - b. Accept on-line applications for all programs by 01-01-12.
 - 2. Continue staff training on applicable regulations, management skills, technical skills, maintenance, capital needs.
 - 3. Improve average turnaround time to 20 days for each AMP with a site based wait list and 25 days for those that do not.
 - 4. Reduce Tenant Accounts Receivable, which includes amount owed after move-out, to a quarterly average of 5% at each AMP (Asset Management Project).
 - 5. Maintain AMP occupancy at 97% or better.
 - 6. Within restrictions of regulations, increase average monthly rent charged under the public housing program and total tenant payment under the Section 8 program by \$50.
 - 7. As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws.
- E. Renovate or modernize public housing units in accordance with capital needs subject to availability of funds.
- F. Monitor the need to demolish or dispose of obsolete public housing at Codorus Homes, Parkway Homes, and scattered County sites. Prepare Demolition or Disposition Plans as required and obtain necessary approvals. Apply for funding, if available under the HOPE VI or similar programs to provide alternate housing options. Analyze the need for replacement public housing or vouchers and apply based on the analysis.
- G. 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.
- H. In management agent capacity, work with owners to improve the quality and energy efficiency of units the Authority manages.

Increase Assisted Housing Choices:

- A. Provide Voucher mobility counseling: Pre-council all voucher holders. Provide additional counseling for those expressing a need. Work with service providers to assist clients.
- B. Conduct outreach efforts to potential voucher landlords: Maintain or increase existing level of landlord participation. Outreach will be targeted to areas of the County where participation is limited.
- C. Increase voucher payment standards, as needed, in accordance with regulations. Monitor annually, at minimum.
- D. Implement the voucher homeownership program in accordance with regulations.
- E. Implement public housing and other homeownership programs. At minimum, twice during the 5 year period assess the feasibility of converting public housing to homeownership; Re-structure the Turnkey III Homeownership Program – considering current economic climate and needs within the City, collaborating with partners interested in targeting population they serve. Have Homeowner Association operational.
- F. Implement public housing site-based waiting lists, where feasible.
- G. Convert public housing to vouchers, if determined appropriate. (At this time, 5/2010, the average cost to administer a voucher (HAP and administration) is higher than the cost to operate a public housing unit, including the cost of capital improvements.) Analyze at least twice during 5 year plan period.
- H. Collaborate with public and private partners in an effort to increase homeownership in the City and County of York by households with incomes between 35% and 120% of area median income.

<p>5.2</p>	<p><u>Improve Community Quality of Life and Economic Vitality:</u></p> <ul style="list-style-type: none"> A. Implement measures to de-concentrate poverty by leasing to higher income public housing households in developments occupied with primarily lower income households: increase the number of households with incomes above 60% of area median income by 15% over the existing level of developments with 75 or more units. Where possible, increase should be due to increased earnings of existing residents in their efforts to achieve self-sufficiency. B. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments, if any. C. Implement public housing security improvements: <ul style="list-style-type: none"> 1. Monitor all sites on an ongoing basis for needed physical security improvements. 2. Complete improvements, subject to funding availability. 3. Provide contract police and security service patrols and/or camera monitoring in “at-risk” sites. 4. Improve compliance by residents to not break security breaches. D. Designate portions of developments or buildings for particular resident groups (elderly, persons with disabilities). Review feasibility biennially. E. Apply for rental subsidies, when available and eligible, to control the level of non-elderly disabled in buildings initially constructed for elderly, subject to a HUD approved Elderly Only Designation Plan. F. Collaborate with agencies/service providers to improve the quality of life in all communities within and surrounding our public housing developments. G. 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 need. Within the five years, transfer 25 public housing resident households. Transfer an additional 15 due to accommodation needs. <p><u>Promote self-sufficiency and asset development of families and individuals:</u></p> <ul style="list-style-type: none"> A. Increase the number of employed adult leaseholders: increase by 20 public housing leaseholders and 20 Section 8 participants by 9/30/12 and 50 public housing leaseholders and 50 Section 8 participants by 9/30/15. Current number employed part or full-time: PH = 329; Section 8 = 416. B. If financially feasible, continue to administer the Family Self-Sufficiency Program for Section 8 and Public Housing Participants, retaining current level of “slots” for each program and increasing by 5 to 10, if funding permits. C. Provide and/or attract supportive services to improve program participants’ employability, such as, but not limited to assistance with transportation and child care. D. Provide and/or attract supportive services to increase independence for the elderly and/or families with disabilities: Collaborate with local agencies in the provision of services; Collaborate toward the development of an Assisted Living Facility affordable for individuals with low income. <p><u>Ensure Equal Opportunity in Program Delivery:</u></p> <ul style="list-style-type: none"> A. Undertake affirmative measures to ensure access to assisted housing and provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability. B. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. C. Provide Language Assistance throughout program administration.
<p>6.0</p>	<p>PHA Plan Update – Annual Plan for 10-1-10 through 9-30-11</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: This update states what the Authority wishes to accomplish in the year 10-1-10 through 9-30-11. See Public Housing Admission and Occupancy Policy and Section 8 Administrative Plan for full detail of existing policies.</p> <p>1. Eligibility, Selection and Admission Policies, Including Deconcentration and Wait List Procedures:</p> <ul style="list-style-type: none"> a. <u>Public Housing Program:</u> <ul style="list-style-type: none"> i. Give preference for working families where head of household is the person employed; ii. Amend residency preference policy to require 6 consecutive months of residency (living and/or working in York County) prior to the applicant being eligible for the preference. iii. Require that all adults in the household provide a picture ID as a condition of occupancy approval

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- iv. Reasonable legal costs will be passed onto tenants for Landlord Tenant Complaint appeals when the tenant loses the appeal
- v. Amend Admission and Continued Occupancy Policy as needed to comply with regulations
- vi. Dwelling Capacity Standards – amend to allow a living room to be used as a bedroom when the space is needed to provide for a live-in-aide, foster child, or in cases when the non-custodial parent must assume guardianship and physical custody as a result of a court action. Also, consider amending to cost effectively transfer if resident is over-housed or under-housed based on current standards

b. Section 8 Program:

- i. Wait List – The Wait List closed January 14, 2009; purge the list during this fiscal and analyze the need to open the wait list, in accordance with policy.
- ii. Amend Section 8 Administrative Plan to:
 - 1. Amend residency preference policy to require six consecutive months of residency (living and/or working in York County) prior to the applicant being eligible for this preference.
 - 2. Clarify that adjusted income documented at the time a voucher is issued is the income used to calculate eligibility for an apartment, unless there is a verified loss of income post voucher issuance.
 - 3. Include under Quality Control Reviews – all Enterprise Income Verification (EIV) requirements, including recent requirement to check Deceased Tenant’s Report and report on Income Discrepancies at the 100% threshold; EIV
 - 4. Open Wait List and issue voucher to otherwise eligible PH resident who the Authority determines will not be assisted timely in their documented/verified physical accommodation need.
- iii. Continue to promote Section 8 Homeownership Program

2. Financial Resources:

a. Federal Grants – 2010

- i. Public Housing Operating \$ 3,503,645 (CY2010 Subsidy Submission)
- ii. Capital Fund Program – 2010 \$ 1,608,000
- iii. Section 8 Program \$ 7,194,133 (CY vouchers and FY Mod Rehab.)
- iv. Section 8 Family Self-Suff Coordinator \$ 41,114
- v. Public Housing FSS Coordinator \$ 43,959

b. Prior Year Funding - unobligated

- i. Capital Funds 2009 \$ 1,227,997
- ii. CFRC Competitive Recovery Grant \$ 2,452,242
- iii. ROSS – Service Coordinator 2008 \$ 263,982 (Years 2 & 3 of 3 year grant)
- iv. Shelter Plus Care Program 2007 \$ 400,000 (5 yr. term – began 10/08) – leverages \$663,933
- v. Shelter Plus Care Program 2008 \$ 493,980 (received 2009)

c. Public Housing Dwelling Rental Income \$ 3,418,663 (2010 Projected)

d. Non-Federal Sources – Mgmt. of non-PH \$ 124,925

e. Total \$20,772,640

3. Rent Determination: (See Public Housing Admission and Occupancy Policy and Section 8 Administrative Plan for full details on current procedures for determining rent.)

a. Public Housing:

- i. Allow direct debit if family has 12 month history of paying by 5th of the month
- ii. Minimum rent will remain at the maximum permitted by HUD, \$50.; A fair Flat Rent is an option to income based rent;
- iii. Will consider revising rent calculations, in accordance with proposed federal regulations, when finalized. Any discretionary policy changes will be available for public review prior to implementation.

b. Section 8 Program:

- i. Minimum rent will remain at the maximum permitted by HUD, \$50.
- ii. Will consider revising rent calculations, in accordance with proposed federal regulations when finalized.
- iii. Will look closely at how to determine the rent structure for someone who consistently reports income. May base rent on previous 12 month's income vs. projecting forward using actual income at time of evaluation/re-examination.

4. Operation and Management:

a. Public Housing:

- i. Expected Turnover - 150 vs. 188 last year. See Wait List information for number by bedroom size.
- ii. Amendment to the current Tenant Accounts Receivable Policy that will allow families that have a 12 month history of paying by the 5th of the month to go on direct debit.
- iii. Change late fee to \$25 if not paid by the 10th of the month.
- iv. Amend Criminal Activity policy to require arrest checks on adults every 5 years and at the time of the annual re-examination if a tenant checks "yes" on the continued occupancy form and there is no record of a previous arrest.
- v. Quality Control Procedure – complete an Enterprise Income Verification (EIV) check for families 6 months after admission if there is no interim change report.
- vi. An Income discrepancy report will be pulled and analyzed for any household with a reported income that is \$2400 higher or lower than the EIV report.
- vii. Pet Policy – Amend definitions as needed to address "assistance animal" and "service animal".
- viii. Housekeeping Policy – Define clutter to mean an excessive amount of personal belongings that interrupts with the ability to maneuver through the apartment, make meals, conduct personal hygiene; sleep in a bed, and exit the apartment through windows if on a first floor. Require that the exterior of window coverings be white or off white so not to distract from the overall appearance of the building.
- ix. Review the record retention policy and amend to address document imaging.

b. Section 8 Program:

- i. Expected Turnover – 150 vouchers based on 151 actual during the prior 12 months.
- ii. Add an "inspection module" to the website Landlord Access which will enable the landlords to view inspection results of their units quickly
- iii. Amend policy to allow leaseholder to be out of the unit for up to 6 consecutive months for medical purposes
- iv. An Income discrepancy report will be pulled and analyzed for any household with a reported income that is \$2400 higher or lower than the EIV report.
- v. Address the need to contract with another entity to conduct Section 8 HQS inspections and rent reasonableness review for units managed by the Housing Authority.

5. Grievance Procedures:

During the upcoming year, the Public Housing grievance procedures may be amended to improve process while keeping resident rights in place, in accordance with program regulations and Fair Housing policies.

6. Designated Housing for Elderly and Disabled: Same as prior year submission

The YHA continues to strive toward the submission of an application to HUD for Elderly Only Designation at Broad Park Manor (201 of 281 units), Springfield Apartments (50 of 75 units), Stony Brook Manor (69 of 100 units) and The Fairmont (52 of 75 units). The plan remains the same as it was stated in last year's plan; however, the date of proposed submission of the application is postponed to 12/30/10, following the establishment of site based wait lists. The YHA is working to acquire additional applications from elderly residents and document need for elderly public housing.

7. Community Service and Self-Sufficiency:

Services and Programs:

Due to the reduction in HUD funding opportunities, the Authority has had to reduce the services available to the residents we serve. Currently, HUD grant funding covers the cost of four supportive services staff; two for the provision of services, primarily at our elderly sites, and two for the administration of the family self-sufficiency program. The Authority uses funding under the Capital Fund program to cover the cost of additional resident initiative staff. \$25 per unit per year is also available under the public housing operating budget to be directed to

resident activities or contracts. The Authority will apply for funding if and when it becomes available. The Authority will work with residents to keep the Computer resource centers open and expect that 100 or more adults and children will continue to take advantage of the centers for school work, self-sufficiency initiatives, and “fun”. Staff is actively involved in the local “Weed and Seed” initiatives and has focused on issues related to crime intervention and prevention, focusing on youth.

The Authority will evaluate various social service tools available for the residents we serve and, through partnerships/collaborations, work toward the provision of such services to improve the quality of their lives.

Family Self-Sufficiency (FSS) Programs and Participation: The Authority did receive funding to staff one position to administer the Family Self-Sufficiency Program for the Section 8 Program and one to administer the same program for the Public Housing Program. Of the 25 “voluntary” FSS “slots”, 20 are under contract with public housing participants, compared to 22 last year at this time; Of the 40 “mandatory and voluntary” slots under the Section 8 Program, 33 are under contract. 13 of the original 52 mandatory slots remain, compared to 36 last year at this time. In addition, various policies are in place that enhance the economic and social self-sufficiency of assisted families, such as rent determination policies, admission policies, preference for families working or engaging in training or education programs, and the Section 8 Homeownership Program.

The Community Service requirements continue to be administered under the Public Housing Program, in accordance with regulations. If regulations no longer require certain public housing residents to conduct community service, this requirement will be dropped due to the administrative burden.

The YHA has entered into a cooperative agreement with the TANF agency to share information and/or target supportive services. If not done prior to 10-1-10, the YHA will update this agreement in this Plan year.

8. Safety and Crime Prevention:

The Authority has seen an increase in crime and safety concerns in the City public housing sites. Applicants are unwilling to move into City developments due to perceived and/or actual levels of violent and or drug related crime. The Authority currently purchases above baseline patrol services from the York City Police Dept. In addition, security services are purchased for Broad Park Manor and the Jefferson Center. The YHA plans to install surveillance equipment which can be monitored, working with the Police Dept. and the District Attorney’s office. Coordination with other owners/managers of City property will be pursued. Various grants will be solicited to assist. Employment opportunities for monitoring may be created.

In addition prevention activities will include: environmental design, activities targeted to at-risk youth, adults and/or seniors; regular meetings and coordination with police departments; police testifying in support of eviction cases; and continued agreements for the provision of above baseline law enforcement services, subject to funding availability.

9. Pets:

There have been no changes to the pet policy. However, we will amend the policy to comply with recent regulations defining assistance animal and service animal.

10. Civil Rights Certification:

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations. The YHA works with the local jurisdiction to identify any impediments to fair housing choice within programs; will addresses impediments in a reasonable fashion in view of the resources available; and work with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing;

11. Fiscal Year Audit:

The most recent complete annual audit was for FYE 9/30/08. The auditor issued an “Unqualified Opinion”. There was no material weaknesses noted. Major programs audited were the Public Housing Program, Capital Fund Program and Section 8 Program. The FYE 9-30-09 audit was conducted the week of May 10, 2010. No concerns were expressed at the exit interview. The audit must be submitted to HUD by June 2010.

12. Asset Management:

The YHA continues to work toward Asset Management, expecting that asset management, based on HUD’s requirements, will be in place by October 1, 2010. Eight Asset Management Projects (AMPs) are in place, including AMP based budgets, with various levels of management at each AMP.

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13. Violence Against Women Act:

There have been no changes to policies as they relate to violence against women. We do not plan to change policies as they relate to violence against women.

At this time, the YHA 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.

Victims may obtain a housing preference – The YHA helps victims to obtain housing through the public housing program preference referred to in the Admission and Occupancy Policy – 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, 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 rent subsidies (vouchers) and more if a 2009 application for FUP vouchers is approved.

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.

Refer to policies regarding eligibility, selection and admissions, community service programs and crime and safety for more related to this subject matter.

- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The Housing Authority of the City of York’s 5-Year and Annual Agency Plan are available for public inspection at the Authority’s administration office: 31 S. Broad Street, York; each management office, the Jefferson Resource Center, the Authority’s Social Service Department, and the Authority’s website: www.yorkhousingauthority.com. An electronic version is also available upon request. Please contact K. Goss at (717) 845-2601, ext. 1125 for access to these documents plus all policies, procedures and access to regulations that regulate the programs administered by the Authority. The website provides viewers the ability to read all items posted in English and other languages.

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Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

Hope VI – Mixed Finance: YHA no longer anticipates the ability to successfully apply for HOPE VI funding in support of plans to renew the neighborhood in and around Codorus Homes, the YHA’s oldest rental development (1954). However, the YHA continues to plan for the redevelopment of the area, hoping for mixed-finance, mixed-use development.

Demolition and/or Disposition: The Authority anticipates the demolition of the 60 units at the Codorus Homes site, initially 28 units closest to the creek, followed by the remaining 32 units. The YHA will work in collaboration with Creating Opportunities in Neighborhood Environments, Inc. (CONE)’s plans to construct suitable tax credit replacement housing to assist in relocation options and obtain money to fund additional housing development on the site where the remaining 32 units are currently located. The Demolition/Disposition Plan will be prepared and submitted prior to 9-30-10.

We continue to plan for the deconcentration of poverty and increase off-street parking opportunities at Parkway Homes by the demolition of three buildings with six (6) two/three bedroom units in each building. If available, the Housing Authority will apply for replacement public housing. This Demolition Plan will be submitted by September 30, 2010.

Conversion of Public Housing: An analysis showed that it is not financially feasible to convert Public Housing units to units assisted under the Section 8 Program at this time.

Homeownership: The Authority will continue to pursue partnerships for the rehabilitation and sale of Turnkey III Homeownership Homes located at three sites in the City of York. The Authority will ask HUD to approve:

- (1) permitting the immediate sale of up to 8 of the existing homes owned by the Authority with sales prices established by appraisal completed when redecoration/rehabilitation is complete;
- (2) converting up to 10 units to public housing as replacement housing for those demolished (see above); and
- (3) continue to offer the remaining homes under a lease-to-own incentive.

	<p>In addition, the Authority will (1) work with CONE to create for-sale housing in the Codorus Homes area; and (2) continue to work with YWCA, CONE and others in the acquisition, rehab, and resale of homes in the Olde Towne East neighborhood. As other opportunities arise, the Authority will consider partnerships.</p> <p><u>Project Based Vouchers:</u> In the past, the Authority proposed to project base vouchers to improve the viability of low income housing development. If the Authority proposes to do so, the proposal will be in accordance with HUD regulations and will be published for public comment.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><u>See Attachment H.</u></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><u>See Attachment I.</u></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><u>See Attachment J. Includes City and County Information. Current wait list information is provided for the Section 8 and Public Housing Programs.</u></p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>YHA, as a HIGH Performing Agency, acknowledges a continuing focus on service to families and individuals with incomes at or below 80% of the County median income. Our commitment to a long term strategy to sustain and enhance current facilities remains. Our investment in rehabilitation is planned with regularly scheduled input and review by the residents, including the Resident Advisory Board, and agency staff. Whenever possible, we look for outside funding opportunities, including Energy Service Contracts (ESCO – second phase), for sources of additional revenue to meet our rehabilitation and property improvement goals.</p> <p>We will continue to collaborate with City and County government offices and other housing and service providers toward filling the gap between need and resources, and improving neighborhoods.</p> <p>1. Goals for Addressing Strategies outlined in the 5-Year Plan:</p> <ol style="list-style-type: none"> a. Apply for 75 additional rental assistance vouchers, subject to availability and documented need; increase by 25 if the 2009 application for FUP vouchers was not approved and NOFA is published in 2010; b. Retain a Public Housing occupancy level of 97% or better for each Asset Management Project (AMP); c. Retain a Voucher Lease Up level of 96% or better; d. Limit the issuance of vouchers to families who “port” to York County to 15% (maximum of 25) of total vouchers issued vs. current percentage of 25%. The 15% shall be distributed throughout the year; monitored quarterly; e. Leverage private and/or public funds and partnerships to create additional housing opportunities: At minimum, 44 rental units known as Homes at Thackston Park, plus 4 owner-occupied homes on the Thackston Park site and 5 owner-occupied buildings in the Olde Towne East neighborhood;

<p>9.1</p>	<ul style="list-style-type: none"> f. Collaborate with CONE and other developers toward the creation of additional affordable housing opportunities that will assist applicants on the YHA public housing and Section 8 wait lists; g. Maintain PHAS, REAC, and SEMAP scores of 85% or better; h. Implement actions in Language Assistance Plan; remove language barriers; i. Continue progress of document imaging and achieving goal of complete imaging by 9-30-12; j. Implement on-line applications for all programs by 01-01-12, which requires progress in Plan year; k. Train staff as needed; l. Improve average unit turnaround time for developments with site-based wait list to 29 days; and units without site-based wait list to 35 days; m. Reduce Tenant Accounts Receivable balances for each of the following AMPs to a maximum of 10%: AMP 1, Codorus Homes; AMP 2, Wellington Homes; AMP 3, Parkway Homes; n. Address the capital needs of property owned and/or managed by the Authority; make improvements in manner that focuses on energy efficiency; o. Keep focus on the basic administrative purpose and the mission while working to improve financial resources, financial efficiency; p. See above for plans to demolish or dispose of certain housing that is no longer determined to be a viable resource for residents we serve. These plans must be well underway within this Plan year; apply for funding available to implement plans, including housing vouchers, for housing alternatives; q. Take actions to create alternatives for the non-elderly disabled who may be impacted by the Elderly Only Designation Plan that will be presented to HUD for approval this Plan year (see above); r. Collaborate with agencies for the provision of services for all of our customers; s. Conduct outreach to potential voucher landlords; increase landlord participation by 20 in this Plan Year (currently 694); t. Finalize Plans for Turnkey sites, make improvements, lease or sell a minimum of 3 this Plan Year; u. Transfer minimum of 8 public housing resident households on the transfer list to accommodate household size; v. Continue to work with voucher holders through the Family Self-Sufficiency Program toward the Section 8 Homeownership Program goal; w. Purge the Section 8 Wait list during this fiscal and analyze the need to open the wait list, in accordance with policy.
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <ul style="list-style-type: none"> i. <u>Section 8 Program:</u> <ul style="list-style-type: none"> 1. Amended Section 8 appeal process to ensure client appeals are held in a timely manner 2. Applied for 25 additional FUP vouchers for 'eligible families and youth aging out of foster care' 3. Accomplished 'High Performer' in SEMAP review with a score of 97% 4. Averaged at least 97% lease up in the voucher program 5. YMCA Phase I total number of SRO units assisted in the Section 8 program reduced from 30 to 27, making the total number of Section 8 assisted units at the YMCA now 45 6. Began administration of the S + C Program and currently assisted 6 eligible families with rental assistance that are disabled and were considered 'homeless' by the strict definition for the program 7. Increased the Section 8 Payment Standards in November, 2009 to effectively allow participants to rent decent, safe, and sanitary housing in our area 8. Continue to actively solicit landlords to take advantage of our HAP direct deposit option with a goal of no paper checks being issued to landlords

<p>10.0</p>	<ul style="list-style-type: none"> ii. <u>Public Housing Program:</u> 98+% occupancy throughout the year; Achieved HIGH PERFORMER status based on HUD’s assessment tool; Reduced unit turnaround time to 31days, an improvement, but shy of the goal; Moved additional accounting and maintenance processes to responsibility of Management vs. Central Admin. or Maintenance (Asset Management); admitted 8 households under the ready for permanent housing preference; retained bilingual employees to address needs of applicants and residents; moved 9 residents to address accommodation needs; transferred 3 families due to over or under-housed conditions; reduced Tenant Accounts Receivable debt; able to continue rehabilitation and extraordinary maintenance of our properties, including ARRA funded modifications; unable to meet the goals of designated elderly only housing and demolition of housing at Codorus Homes and Parkway homes due to circumstances unforeseen in 2008-09, but proposes to advance in achieving these goals in this plan year; iii. <u>Supportive Services:</u> Credit scores and the overall economy have limited staff’s ability to assist residents with attaining homeownership; Many collaborations continue, and new have been formed, to provide quality of life programming such as, computer resource centers, after-school programming, youth activities, services for the elderly and disabled, mental health services, cultural opportunities, credit/budget counseling, Family Self-Sufficiency Programs creating escrow accounts for participating residents and resulting in 16 families transitioning to homeownership, Wellness Centers for the elderly and families staffed by York College interns at no cost to the Authority or residents, Weed and Seed initiatives, and creation of resident councils iv. <u>General:</u> Increased an already extensive list of collaborations and partnerships to improve neighborhoods and the quality of life of the people who live in them. v. Working with CONE toward the development of the Codorus area – recently submitted an application for Tax Credit funding to develop 44 rental homes; have covered expenses related to development in anticipation of reimbursement; planning for 4 for-sale homes on same site. Planning toward future development on current Codorus Homes site. All require extensive planning. Also worked with CONE and YWCA on development in Olde Towne East neighborhood; acquired 4 properties for rehab and resale. vi. Applied for various competitive ARRA grants. Successful in receipt of one under CF program. Also received additional CF ARRA formula funding. See Capital Fund Progress Reports. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <ul style="list-style-type: none"> i. Under the Capital Fund: Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund ii. Under Strategies or Services: When there is a change to rent or admission policies or organization of the wait list; and, 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.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) (j) Housing Needs
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

ATTACHMENT A

form HUD-50077 - PHA Certifications of Compliance with PHA Plans and Related Regulations

form HUD-50077-CR - Civil Rights Certification

form HUD-50077-SL - Certification of Consistency with the County of York's Consolidated Plan

form HUD-50077-SL - Certification of Consistency with the City of York's Consolidated Plan

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Housing Authority of the City of York

PA022

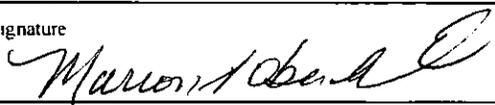
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Marion Oberdick	Board Chair
Signature	Date
	7 13 10

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Housing Authority of the City of York

PA022

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Marion Oberdick

Title

Board Chair

Signature



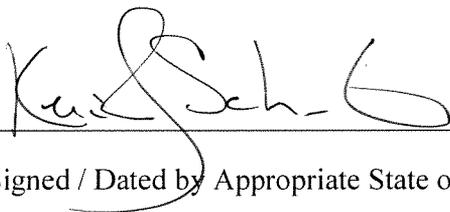
Date 07/13/2010

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Kevin Schreiber the Director of Economic Development 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 The City of York prepared pursuant to 24 CFR Part 91.

 7-14-10
Signed / Dated by Appropriate State or Local Official

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Chris Rafferty the Director of Community Development 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
The County of York prepared pursuant to 24 CFR Part 91.

Michael C. Rafferty 7-14-10

Signed / Dated by Appropriate State or Local Official

ATTACHMENT B

form HUD-50070 - Certification for a Drug-Free Workplace

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Housing Authority of the City of York

Program/Activity Receiving Federal Grant Funding

Capital Fund - All Public Housing Developments

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Codorus Homes (York, PA 17401); Wellington Homes (York, PA 17403); Parkway Homes (York, PA 17404); Parkway Homes Extended (York, PA 17404); Codorus Homes Extended (York, PA 17401); Park Manor (York, PA 17403); Scattered Sites (York, Yoe, Emigsville, Hanover, PA); Wrightsville (Wrightsville, PA 17368) and West Manchester (York, PA 17404); Fairmont (New Cumberland, PA 17070); Springfield Apts. (York, PA 17408); Stony Brook Manor Apartments (York, PA 17402); Glen Rock (Glen Rock, PA 17327); Windsor (Windsor, PA 17366); Fairmont Village (New Cumberland, PA 17070); North Beaver Street (York, PA 17404); Fielding Way (Etters, PA 17319); Ridgefield Ct., W. Manchester Twp. 17408; and Red Lion, PA 17327; all in York County Pennsylvania.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Debbie J. Loucks	Title Executive Director
Signature 	Date 7/13/10

ATTACHMENT C

**form HUD-50071 - Certification of Payments to Influence
Federal Transactions**

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Housing Authority of the City of York

Program/Activity Receiving Federal Grant Funding

Capital Fund - all Public Housing Developments

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Debbie J. Loucks	Executive Director
Signature	Date (mm/dd/yyyy)
	7/13/10

ATTACHMENT D

Standard Form LLL – Disclosure of Lobbying Activities

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Debbie J. Loucks</u> Title: <u>Executive Director</u> Telephone No.: <u>717-845-2601 ext. 1127</u> Date: <u>07/13/10</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

ATTACHMENT E

**Standard Form - LLL-A - Disclosure of Lobbying Activities
Continuation Sheet**

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: _____ Page _____ of _____

N/A

ATTACHMENT F

Resident Advisory Board Comments/Response

Housing Authority Staff met with the Resident Advisory Board on 4 occasions prior to the preparation of the Agency Plan draft to discuss items that may be placed in the draft, and again on 2 occasions after the draft plan was complete and available for comment.

Attached to this cover sheet is a copy of the RAB's written comments.

After receiving the comments, the Housing Authority staff reviewed them and learned the RAB approves of the plan and are especially supportive of the changes proposed in the sections referenced in their comments: 6 mo. residency required prior to giving an applicant a residency preference; requiring a picture ID of public housing resident adults; charging the tenant for legal expenses if they lose an appeal; adjusting the late fee for public housing residents to one fee of \$25 for any payments made after the 10th of the month; obtaining routine criminal background checks; allowing Sec 8 participants to be out of the home for 6 months for medical purposes without losing their assistance; promoting self-sufficiency; and limiting the number of York Housing Authority vouchers used for families/individuals porting into York County.

No changes will be made to the draft plan as a result of the comments from the RAB.

Comments for Agency Plan

We (RAB) approve of this plan but below are policies that we need to see on this plan

Section 6.0 - #1-A-2 - 6 month of residency

Section 6.0 - #1-A-3 - Require Picture ID

Section 6.0 - #1-A-4 - Tenant responsible for legal cost if they loose appeal.

Section 6.0 - #4-A-3 - Late fee increased to 25.00 by 10th

Section 6.0 - #4-A-4 - Criminal Activity Policy

Section 6.0 - #4-B-3 - 6 month out of unit for Medical Reason.

Section - 5.2 - Promote self-sufficiency "D"

Section - 9.1 - #1-D - Limit Vouchers to families who "PORT"

Received from
RAB on June 30, 2010
Debbie Loucks

Signed by Delores Walton
President
June 30, 2010

ATTACHMENT G

Challenged Elements

Other than the comments received from the RAB, which are not challenged elements, the Housing Authority did not receive any written comments challenging the draft Agency Plan.

During a public meeting held prior to the preparation of the draft, there was discussion on how the policies should read regarding residency preference. Some felt people living outside the area should be housed as soon as they move to York County if they have been on the wait list. Others felt applications should be re-dated effective the date the family/individual moves into York County. Because a number of people do not like living in York County months after they move here, it was decided to amend the plans and policies to require occupancy, or working in, York County for 6 months before they are given the residency preference.

Staff is concerned about the need to move public housing residents due to household size due to the administrative burden already on them and the need to move many residents for accommodation purposes, and also for relocation from Codorus Homes and Parkway Homes. The goal of moving 8 for being under or over-housed was the result placed in the Plan. This will be monitored.

Due to the number of people on our Section 8 wait list, we feel we must reduce the number of families/individuals who can port to York County and use a York Housing Authority voucher. The Plan reduces the number from 25% to 15% so that it doesn't negatively impact the families on the wait list. Staff is concerned about the impact, administratively. This will be monitored.

ATTACHMENT H

form HUD-50075.1 – 2010 CFP Annual Statement

form HUD-50075.1 – 2005 CFP Final Performance and Evaluation Report

form HUD-50075.1 – 2006 CFP Final Performance and Evaluation Report

form HUD-50075.1 – 2007 CFP Performance and Evaluation Report

form HUD-50075.1 – 2008 CFP Performance and Evaluation Report

form HUD-50075.1 – 2009 CFP Performance and Evaluation Report

Part I: Summary	
PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No PA26PO2250110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 501-10	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	230,500			
4	1410 Administration (may not exceed 10% of line 21)	160,807			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	60,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000			
10	1460 Dwelling Structures	91,769			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	975,000			
13	1475 Non-dwelling Equipment	40,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the City of York		Grant Type and Number Capital Fund Program Grant No PA26PO2250110 Replacement Housing Factor Grant No Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval: 501-10	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,608,076			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000			
23	Amount of line 20 Related to Security - Soft Costs	130,100			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>Debra J. Loucks</i>		Date 7/9/10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP#PA022000002 Wellington Homes	-							
	Add smoke alarms per HUD (est)	1460	17 units	10,000				
AMP#PA022000003 Parkway Homes								
	New Management Office	1470	3500 SF	975,000				
AMP#PA022000005 Scattered Sites (York County)								
	559 S. Main, 257 N. Main St. & 32 S. Park St. replace garage door, ext. garage door & wiring in garage (est)	1460	3 garages	15,000				
	Sidewalk Repairs – various locations REAC	1450	6,750 SF	50,000				
AMP#PA022000006 The Fairmont								
	Repair/replace tile in Lobby (est)	1460	416 SF	8,320				
AMP#PA022000008 Stony Brook Manor								
	Add jockey pump to Sprinkler (est)	1460	1 pump	12,000				
AMP#PA022000009 Eastwood Terrace	Replace windows	1460	93 windows	36,449				

Part II: Supporting Pages

PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No: PA26PO2250110 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2010						
Part II: Supporting Pages								
AMP#PA022000001, 2, 3, & 4.	Police Service contract with York City Police Dept. to work in conjunction with surveillance camera monitoring	1408	Amp 1 Amp 2 Amp 3 Amp 4	7,000 11,000 38,900 7,000				
AMP#PA022000003	Security Services – At Jefferson Center – Contract for security detail- at entrance and surrounding the building.	1408	(est. 1/3 of cost)	17,700				
AMP#PA022000004	Security Services – At BPM – Contract for security detail – walking through buildings and site.	1408	(est. 1/2 of cost)	48,500				
	HA Wide							
AMP#PA022000004, 6, 7, 8	Elderly Only Designation Plan	1408	Amp 4 (½ cost) Amp 6, 7, 8 (½ cost)	3,000 1,000 1,000 1,000				
AMP#PA022000001, 2, 3, 4,	Long Range Security Plan	1408	½ cost to AMP 3; remaining charged to 1, 2, and 4	12,000 4,000 4,000 4,000				
AMP#PA022000001, 2, 3, 4, 5, 6, 7, 8	Housekeeping Training – for residents with failed or marginal housekeeping inspections – alternative to eviction – Monthly Classes	1408	All AMPS charged based on who attends	3,900				
AMP#PA022009999 COCC	Computer Software – update obsolete software	1408		5,000				
AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; self-sufficiency activities not covered by ROSS/FSS that enable residents to	1408	Staffing Programming	40,000 5,000				

	progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training.							
AMP#PA022009999 COCC	Employee Training – (Various: Supervisory, Management, HR, and Computer)	1408		5,500				
AMP#PA022009999 COCC.	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents	1408		3,000				
AMP#PA022009999 COCC.	Fraud Investigator for Public Housing sites; or contribution toward monitoring of security cameras.	1408		6,000				
AMP#PA022009999 COCC.	Translation Services – Translate Documents – English to Spanish – Hourly rater - \$25/hr. for estimated 80 hours	1408		2,000				
AMP#PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		160,807				
AMP#PA022009999 COCC	ADA Accommodation	1460	Charge to AMPs as individual accommodations are identified	10,000				
AMP#PA022009999 COCC	Computer Hardware Equipment – replace Obsolete Equipment at Central Admin. Office that services Public Housing Program – Management	1475		15,000				
	Maintenance Vehicle	1475		25,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of York					Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP#PA022000001	07/14/2012	07/14/2014			
AMP#PA022000002	07/14/2012	07/14/2014			
AMP#PA022000003	07/14/2012	07/14/2014			
AMP#PA022000004	07/14/2012	07/14/2014			
AMP#PA022000005	07/14/2012	07/14/2014			
AMP#PA022000006	07/14/2012	07/14/2014			
AMP#PA022000007	07/14/2012	07/14/2014			
AMP#PA022000008	07/14/2012	07/14/2014			
AMP#PA022000009	07/14/2012	07/14/2014			
AMP#PA022009999 COCC (HA-Wide)	07/14/2012	07/14/2014			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No. PA26PO22501-05 CFP 714 Replacement Housing Factor Grant No Date of CFFP	FFY of Grant: 2005 FFY of Grant Approval:
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	50,000	50,000	50,000	50,000
3	1408 Management Improvements	225,500	225,500	225,500	225,500
4	1410 Administration (may not exceed 10% of line 21)	151,000	151,000	151,000	151,000
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**110,000	57,987	57,987	57,987
8	1440 Site Acquisition				
9	1450 Site Improvement	213,000	385,603	385,603	385,603
10	1460 Dwelling Structures	641,139	605,165	605,165	605,165
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	5,000	0	10,292	10,292
13	1475 Non-dwelling Equipment	50,000	33,714	33,714	33,714
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs	5,000	1,622	1,622	1,622
17	1499 Development Activities ⁴				

*Significant amendment is considered 5% of Annual Grant Amount

** Codorus Creek Study \$15,000

*** ADA Study of properties \$20,000

¹ To be completed for the Performance and Evaluation Report

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No PA26PO22501-05 Replacement Housing Factor Grant No Date of CFFP	FFY of Grant:2005 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	59,952	0	0	0
20	Amount of Annual Grant.. (sum of lines 2 - 19)	1,510,591	1,510,591	1,510,591	1,510,591
21	Amount of line 20 Related to LBP Activities	0	0	0	0
22	Amount of line 20 Related to Section 504 Activities	50,000	50,000	50,000	46,922
23	Amount of line 20 Related to Security - Soft Costs	100,000	104,742	104,742	104,742
24	Amount of line 20 Related to Security - Hard Costs	0	0	0	0
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director <i>Debbie Loucks</i>		Date 7/13/10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-05 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2005			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000003								
Parkway Homes	Add fuse between pole and building (est.)	1450	28 buildings	22,000	28,305	28,305	28,305	Complete
	Site Improvements – 2 buildings (est.)	1450	260 LF	40,000	0	0	0	Move to 50106
	New Facades – 2 bldg & wrap Elect. (est.)	1460	2 bldg- 268LF	140,000	0	0	0	Move to 50106
AMP # PA022000004								
Broad Park Manor	Replace underground Elect. Serv. (est.)	1450	3 bldgs	120,000	169,695	169,695	169,695	Complete
	Install sprinkler System (estimate)	1460	1 bldg.	250,000	363,564	363,564	363,564	Complete
	Replace Roof-1 building (estimate)	1460	7300 SF	100,000	0	0	0	Complete under CFP 50106
	Relocation Cost (estimate)	1495.1	10 units	5,000	1,622	1,622	1,622	Complete
HACY Office (31 S. Broad St.)	Replace roof – HACY Office	1460	6900 SF	100,000	68,214	68,214	68,214	Complete
AMP # PA022000005								
Wrightsville/W. Manchester	Repair erosion, add drainage, re seed along bank – Per REAC (Est)	1450	1 storm sewer	0	45,545	37,604	38,304	Complete
Glen Rock/Windsor	Re-point 135, 137, 139 Hanover St. (est.)	1460	1 building	0	4,500	4,500	4,500	Complete
	Repair Erosion on rear yard, pipe, Keystone wall, backfill – Hanover St. (est.)	1450	1 site	0	65,791	65,791	65,791	Complete
	Replace Sidewalk & Patio Hanover St. (est)	1450	360 SF	0	6,450	6,450	3,551	Complete
	25 Church St. replace retaining wall, fence & sidewalk (LEED sidewalk) est.	1450	1,500 SF	0	57,626	57,626	57,626	Complete

	35 W. Main repair porch per REAC	1460	15 Posts	0	0	0	7,660	Complete
Red Lion	Replace Porch – 12 W. Howard Ave (est)	1460	192 SF	1,139	0	0	0	Complete under CFP 50104

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-05 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000006								
The Fairmont	Bench in Lobby & Gazebo in back of building (est)	1470	1 bench 1 Gazebo	10,000	10,292	10,292	10,292	Complete
AMP # PA022000007								
Springfield Apts.	Extend exhaust stack above building roof (est)	1460	1 stack	5,000	7,617	7,617	7,617	Complete
	Re upholster/repair furniture & new drapes as needed in community room & Lounges (est)	1475	25 pieces	15,000	5,933	5,933	5,933	Complete
AMP # PA022000008								
Stony Brook Manor	Re upholster/repair furniture & new drapes as needed in community room & Lounges (est)	1475	25 pieces	15,000	7,493	7,493	7,493	Complete
	Replace Roof & drains (est)	1460	5,000 SF	140,000	105,044	105,044	105,044	Complete from CFP 50106
AMP # PA022009999 COCC	490 E. Market St. Stone & repave parking lot (est)	1450	2000 SF	16,000	0	0	0	Done by Maint.
	HA-WIDE							
AMP # PA022000001, 2, 3, & 4	Community Policing contract with the York City Police Dept. for the provisions of community police services. 1-2 full-time officers	1408		70,000	70,000	70,000	70,000	Complete
AMP # PA022000003 & 4	Security Services at Amp 4 BPM – Contract for security detail-walking through buildings and site; At AMP 3 Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		30,000	34,742	34,742	34,742	Complete

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-05 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2005		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE Continued								
AMP # PA022009999 COCC	Home Skills Services – Contract for the provisions of home skills (housekeeping) training for applicants and residents.	1408		2,100	2,100	2,100	0	Ongoing
AMP # PA022009999 COCC	Resident Initiatives and Quality of life Programs-Salary and benefit costs related to staff working with resident programming beyond ROSS/FSS programming. ***	1408		100,000	100,000	100,000	109,638	Complete
AMP # PA022009999 COCC	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		7,500	8,758	8,758	8,160	Complete
AMP # PA022009999 COCC	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	1408		9,900	9,900	9,900	2,960	Ongoing
AMP # PA022009999 COCC	Update PH Leasing Orientation Video	1408		6,000	0	0	0	Ongoing
AMP # PA022009999 COCC	Administration – Cost of staff working on administration of this Capital Fund	1410		151,000	151,000	151,000	151,000	Complete
AMP # PA022009999 COCC	Landscaping	1450	150	15,000	22,331	22,331	22,331	Complete
AMP # PA022000004, 6, 7, & 8	ADA Accommodations – as per HUD Report. The assessment report was not quantities i.e. lower mailboxes or renumbering, relocate existing items etc., funding for the report are in CFP 50105, 50106 & 50107	1460	10	50,000	50,000	50,000	47,771	Complete
AMP # PA022009999 COCC	Computer Equipment	1475	10	10,000	10,000	10,000	9,917	Ongoing

*Significant amendment is considered 5% of Annual Grant Amount

*** For more detail, see Attachment E to Agency Plan

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing Authority					Federal FFY of Grant: 2005
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	8/17/07		9/09		
AMP # PA022000002	8/17/07		9/09		
AMP # PA022000003	8/17/07		9/09		
AMP # PA022000004	8/17/07		9/09		
AMP # PA022000005	8/17/07		9/09		
AMP # PA022000006	8/17/07		9/09		
AMP # PA022000007	8/17/07		9/09		
AMP # PA022000008	8/17/07		9/09		
AMP # PA022000009	8/17/07		9/09		
AMP # PA022009999	8/17/07		9/09		

*Significant amendment is considered 5% of Annual Grant Amount

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No PA26PO22501-06 Replacement Housing Factor Grant No Date of CFFP			FFY of Grant: 2006 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	40,000	40,000	40,000	40,000	
3	1408 Management Improvements	214,000	239,927	239,927	239,927	
4	1410 Administration (may not exceed 10% of line 21)	144,000	156,300	156,300	156,300	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	65,000	42,571	42,571	42,571	
8	1440 Site Acquisition					
9	1450 Site Improvement	40,000	17,149	17,149	17,149	
10	1460 Dwelling Structures	796,000	981,173	981,173	981,173	
11	1465 1 Dwelling Equipment—Nonexpendable	21,000	29,327	29,327	29,327	
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	90,000	56,979	56,979	56,979	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495 1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No - PA26PO22501-06 Replacement Housing Factor Grant No Date of CFFP	FFY of Grant:2006 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:			<input checked="" type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁴	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	31,468	0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,441,468	1,563,426	1,563,426	1,563,426
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	50,000	50,000	50,000	50,000
23	Amount of line 20 Related to Security - Soft Costs	102,000	112,000	112,000	112,000
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	80,000	46,979	46,979	46,979
Signature of Executive Director <i>Debbie Hawks</i>		Date 7/13/10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000002								
Scattered Sites (York City)	446 E. Market, York replace deck (est)	1460	1 deck	10,000	6,800	6,800	6,800	Complete
AMP # PA022000003								
Parkway Homes	New Facades (est)	1460	2 bldgs	200,000	199,148	199,148	199,148	Complete
	Site improvements for facades (est)	1450	2 bldgs	40,000	5,000	5,000	5,000	Complete
AMP # PA022000004								
Broad Park Manor	New Key Card system for 3 high rise bldgs (est)	1460	3 buildings	21,000	29,327	29,327	29,327	Complete
	133 S. Broad St. Replace roof & repair parapet (est)	1460	1 building	120,000	394,740	394,740	394,740	Complete
AMP # PA022000005								
Scattered Sites (York County)	417 Carlisle ST., Hanover- replace deck (est)	1460	1 deck	10,000	11,733	11,733	11,733	Complete
Glen Rock/Windsor	35 W. Main, Windsor – level floors, add sump pump in basement, Sshore up stone wall (est)	1460	1 bldg	24,500	12,387	12,387	12,387	Complete
		1450		0	12,149	12,149	12,149	Complete
Red Lion	559 S. Main St., replace deck (est)	1460	1 deck	1,500	8,479	8,479	8,479	Complete
	100 Henrietta S, replace conc. Steps (est)	1460	1 set stairs	6,000	0	0	0	Done by Maint.
AMP # PA022000006								
The Fairmont	Replace tubs with drive in showers in 1 st floor handicap units (est)	1460	7 units	38,500	18,000	18,000	18,000	Complete
Fairmont Village	Replace Roof on houses & sheds (est)	1460	5 bldgs	50,000	128,164	128,164	128,087	Complete
Fielding Way	Replace wood railing w/ PVC railing (est)	1460	15 units	15,000	30,033	30,033	30,033	Complete
	Replace door Jambs (est)	1460	15 units	10,500	Incl. above	Incl. above	Incl. above	Complete
	New Hot Water Heaters (est)	1460	15 each	0	11,042	11,042	11,042	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000007								
Springfield Apts.	Replace Carpet in designated units (est)	1460	75 units	75,000	0	0	0	Not doing in CFP
	Replace wallpaper in lobby & designated hallways (est)	1460	1 bldg	45,000	0	0	0	Not needed at this time
	Remove oversized shrubs (est)	1450	10 shrubs	0	0	0	0	Done by Maint.
AMP # PA022000008								
Stony Brook Manor	Replace Carpet in all units (est)	1460	100 units	100,000	0	0	0	Not doing in CFP
	Replace carpet in common area (est)	1460	5 flrs/halls	40,000	111,147	111,147	111,147	Complete
	Replace thru wall AC units (est)	1475	90 units	80,000	62,055	62,055	46,556	Complete
	Replace roof (est)	1460	1 roof	140,000	0	0	0	Done in CFP50105
	HA-WIDE							
AMP # PA022009999 COCC	Computer Software Upgrades – Microsoft, Acrobat and other software/licensing upgrades to improve efficiency for PH staff.	1408		0	10,022	10,022	10,022	Complete
AMP # PA022000001, 2, 3, & 4	Community Policing contract with the York City Police Dept. for the provisions of community police services. 1-2 full-time officers	1408		70,000	70,000	70,000	70,000	Complete
AMP # PA022000003 & 4	Security Services At AMP 4 BPM – Contract for security detail – walking through buildings and site; At Amp 3 – Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		32,000	42,000	42,000	42,000	Complete
AMP # PA022009999 COCC	Home Skills Services – Contract for the provisions of home skills (housekeeping) training for applicants and residents.	1408		2,500	0	0	0	Not Needed
AMP # PA022009999 COCC	Resident Initiatives and Quality of life Programs-Salary and benefit costs related to	1408		94,000	99,883	99,883	99,883	Complete

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE Continued								
AMP # PA022009999 COCC	staff working with resident programming beyond ROSS/FSS programming. ***							
AMP # PA022009999 COCC	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	1408		3,000	1,874	1,874	1,874	Complete
AMP # PA022009999 COCC	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		12,500	16,148	16,148	16,148	Complete
AMP # PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		144,000	156,300	156,300	156,300	Complete
	ADA Accommodations – as per HUD Report. The assessment report was not quantities i.e. lower mailboxes or renumbering, relocate existing items etc., funding for the report are in CFP 50105, 50106 & 50107	1460		50,000	50,000	50,000	50,000	Complete
AMP # PA022009999 COCC	Computer Equipment	1475	10	10,000	10,000	10,000	10,000	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing Authority					Federal FFY of Grant: 2006
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000002	7/08		7/10		
AMP # PA022000003	7/08		7/10		
AMP # PA022000004	7/08		7/10		
AMP # PA022000005	7/08		7/10		
AMP # PA022000006	7/08		7/10		
AMP # PA022000008	7/08		7/10		
AMP # PA022009999	7/08		7/10		

*Significant amendment is considered 5% of Annual Grant Amount
 Revised April 23, 207 adding additional funds \$121,958 to CFP 50106 per HUD
 For review May 15, 2007
 Revised August 22, 2007

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHIA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No PA26PO22501-07 Replacement Housing Factor Grant No. Date of CFFP			FFY of Grant: 2007 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	236,500	236,500	236,500	190,411
4	1410 Administration (may not exceed 10% of line 21)	156,300	146,638	146,638	146,638
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000	65,000	86,044	86,044
8	1440 Site Acquisition				
9	1450 Site Improvement	87,400	57,400	154,249	154,249
10	1460 Dwelling Structures	829,115	880,734	786,193	798,587
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	46,000	41,000	35,600	35,446
13	1475 Non-dwelling Equipment	10,000	10,000	0	0
14	1485 Demolition	80,000	0	0	0
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs	24,000	0	0	0
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: York Housing Authority	Grant Type and Number Capital Fund Program Grant No PA26PO22501-07 Replacement Housing Factor Grant No Date of CFFP	FFY of Grant: 2007 FFY of Grant Approval:			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	29,111	29,111	11,159	0
20	Amount of Annual Grant (sum of lines 2 - 19)	1,563,426	1,466,383	1,466,383	1,420,294
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	65,000	65,000	79,612	79,612
23	Amount of line 20 Related to Security - Soft Costs	110,000	110,000	110,000	110,000
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	161,000	161,000	0	0
Signature of Executive Director <i>Debbie J. Loucks</i>		Date 7/13/10		Signature of Public Housing Director	
				Date	

*Significant amendment is considered 5% of Annual Grant Amount

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-07 CFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes	Repair Soffit & fascia 4 bldgs (est)	1460	8,800 LF	26,800	26,800	65,000	65,000	Complete
	Re point brick as needed (est)	1460	1,000 LF	10,000	10,000	0	0	Not being done
	Re roof rear porch 48 units (est)	1460	1,440 SF	10,000	10,000	0	0	Not being done
	New roof & Sheathing 1 bldg (est)	1460	4,288 SF	0	28,360	28,360	28,360	Complete
EMERGENCY								
Codorus Homes Ext.	Replace bathtub drain lines w/ straight drain line 12 units (est)	1460	12 bathrooms	12,000	12,000	12,000	15,400	Complete
	Re point brick as needed (est)	1460	500 LF	5,000	5,000	0	0	Complete
	Re roof rear porch 12 units (est)	1460	1,008 SF	5,000	5,000	0	0	Complete
AMP # PA022000002								
Wellington Homes	**Upgrade smoke alarms in 72 units per HUD (est)	1460	326 each	56,440	56,440	116,525	116,525	Complete
	Power wash Scattered sites (est)	1460	8 bldgs	5,600	0	0	0	Done by Maint.
AMP # PA022000003								
Parkway Homes	New Facades (est)	1460	2 bldgs	200,000	0	0	0	Moved to 50108
	Site Improvements (est)	1450	260 LF	40,000	0	0	0	Moved to 50108
	Re point brick as needed (est)	1460	2500 LF	25,000	25,000	0	0	Incomplete
	Demo 2 buildings 12 units (est)	1485	2 bldgs	80,000	0	0	0	Move to CFP 50114
	Add Parking lot, 2 Lights, 500 LF sidewalk (est)	1450	5,000 SF	35,000	0	0	0	Move to CFP 50114
	Relocation Cost (est)	1495.1	12 units	24,000	0	0	0	Move to CFP 50114
Parkway Homes Ext.	Re-point brick as needed 1,500 LF (est)	1460	1,500 LF	15,000	15,000	0	0	Incomplete
	Remove oversized shrubs & replace (est)	1450	200 plants	5,000	5,000	4,001	4,001	Complete
AMP # PA022000004								
Broad Park Manor	New Mailboxes in lobby 3 bldgs (est)	1460	3 bldg	18,000	18,000	53,400	53,400	Complete
	Remove wallpaper at Elevator jambs & paint 27 areas in 3 bldgs (est)	1460	8,640 SF	5,400	5,400	6,000	6,000	Complete
	Paint hallways 9 floors 3 bldgs (est)	1460	11,178 SF	28,000	0	0	0	Not needed
	Replace floor tile 1 st floor in 3 bldgs (est)	1460	480 SF	6,750	6,750	5,100	5,100	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report. ***Included heat detectors/load center

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26P022501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000004								
Continued								
White Rose Senior Center	Replace Store Front entry doors 2 sets (est)	1470	2 sets	5,000	0	0	0	Done by ESCO
Parkway Home Ext.	Re-point brick as needed 1,500 LF (est)	1460	1,500 LF	15,000	15,000	0	0	Incomplete
	Remove oversized shrubs & replace (est)	1450	200 plants	5,000	5,000	8,003	8,003	Complete
HACY Office 31 S. Broad St.	Replace AC's 3, 5, 7.5 ton (est)	1470	4 AC's	41,000	41,000	35,600	35,446	Complete
AMP # PA022000005								
Scattered Sites (York County)	19 W. Penn St. conc. replace 10 steps (est)	1460	1 set steps	1,500	1,500	5,100	4,944	Complete
	6 N. Main St, Conc. replace steps (est)	1460	1 set steps	1,000	1,000	0	0	Incomplete
	Power wash scattered sites (est)	1460	12 bldgs	8,400	0	0	0	Done by Maint.
Wrightsville/W. Manchester	Replace windows in 20 units (est)	1460	140 windows	120,000	120,000	233,556	233,556	Complete
AMP # PA022000006								
The Fairmont	New Roof 1 bldg (est)	1460	11,400 SF	60,000	60,000	105,650	105,120	Complete
	Tub liners w/surrounds 68 units (est)	1460	68 tubs	32,250	0	0	0	Not being done
Fairmont Village	Tub liners w/surrounds 25 units (est)	1460	25 tub liners	11,750	11,750	35,000	54,143	Complete
	Replace closet, laundry & furnace doors w/ metal bi-fold doors 25 units (est)	1460	50 sets of doors	22,500	22,500	15,000	15,000	Complete
Fielding Way	Replace interior door w/metal bi-fold and/r luan doors 15 units (est)	1460	25 sets of doors	11,375	0	0	0	Not being done
AMP # PA022000007								
Springfield Apts.	Replace sidewalk along Kenneth Rd. (est)	1450	1,250 SF	2,400	2,400	20,804	20,804	Complete
	New Range Hoods 75 units (est)	1460	75 Hoods	16,350	16,350	9,000	7,747	Complete
	Replace floor tiles in bathroom 75 units (est)	1460	3,750 SF	50,000	50,000	12,000	10,748	Complete
AMP # PA022000008								
Stony Brook Manor	New Landscaping, 200 plants, mulch, grade & reseed (est)	1450	200 plants	5,000	5,000	13,034	13,034	Complete

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages								
PHA Name York Housing Authority		Grant Type and Number Capital Fund Program Grant No PA26P022501-07 CFPP (Yes/ No). Replacement Housing Factor Grant No			Federal FFY of Grant: 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated ¹	Funds Expended ²	
HA-WIDE								
AMP # PA022009999 COCC	Computer Software Upgrades – Microsoft, Acrobat and other software/licensing upgrades to improve efficiency for PH staff.	1408		10,000	14,500	14,500	9,335	Ongoing
AMP # PA022000001, 2, 3, & 4	Community Policing contract with the York City Police Dept. for the provisions of community police services. 1-2 full-time officers	1408		68,000	68,000	68,000	70,518	Complete
AMP # PA022000003 & 4	Security Services – At AMP 3 BPM – Contract for security detail- walking through buildings and site: At AMP 3 – Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		42,000	42,000	42,000	42,000	Complete
AMP # PA022009999 COCC	Home Skills Services – Contract for the provisions of home skills (housekeeping) training for applicants and residents.	1408		4,500	4,500	4,500	0	Ongoing
AMP # PA022009999 COCC	Resident Initiatives and Quality of life Programs-Salary and benefit costs related to staff working with resident programming beyond ROSS/FSS programming. ***	1408		94,000	94,000	94,000	58,576	Ongoing
AMP # PA022009999 COCC	Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	1408		5,500	5,500	5,500	0	Ongoing
AMP # PA022009999 COCC	Employee Training (various-PHM, REAC, Computer, New Regulations, Maintenance)	1408		12,500	12,500	12,500	12,500	Complete
AMP # PA022009999 COCC	Administration costs associated with administration of this Capital Fund	1410		156,300	146,638	146,638	146,638	Ongoing
AMP#PA022009999 COCC	Fees & Costs – Architectural/Engineer, advertisements etc. for this Capital Fund	1430		65,000	65,000	86,043	86,043	Complete
AMP # PA022009999 COCC	ADA Accommodations – as per HUD Report. The assessment report was not quantities i.e. lower mailboxes or renumbering, relocate existing items etc., funding for the report are in CFP 50105, 50106 & 50107	1460 1450		65,000 Incl. above	65,000 Incl. above	54,000	10,030 32,732	Ongoing Ongoing

AMP# PA022000005	Replace/repair sidewalks, steps, porches per REAC at 35 W. Main, Windsor (est)	1450 1460	1,551 SF Flooring, joist/ 15 Posts	0	23,259 Incl. above	19,604 0	19,604 0	Complete
AMP # PA022009999 COCC	Computer Equipment	1475	10	10.000	10.000	10.000	8.765	Ongoing

*** For detail, See Attachment E to Agency Plan

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing Authority					Federal FFY of Grant: 2007
Development Number Name: PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000002	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000003	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000004	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000005	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000006	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000007	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022000008	7/9 Rev 9/12/09		7/11 Rev 9/12/11		
AMP # PA022009999	7/9 Rev 9/12/09		7/11 Rev 9/12/11		

*Significant amendment is considered 5% of Annual Grant Amount
 Revised August 28, 2007
 Revised October 19, 2007

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					FFY of Grant: 2008
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No. PA26PO22501-08 Replacement Housing Factor Grant No. Date of CFFP			FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	245,500	199,671	245,500	106,521
4	1410 Administration (may not exceed 10% of line 21)	159,380		159,380	159,380
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	**110,000		110,000	77,532
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000		20,000	0
10	1460 Dwelling Structures	740,380		739,557	740,899
11	1465 1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	250,000		250,000	0
13	1475 Non-dwelling Equipment	20,000	65,829	20,000	17,104
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495 1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	48,541		49,364	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,593,801	1,593,801	1,593,801	1,101,436
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	10,000		10,000	8,582
23	Amount of line 20 Related to Security - Soft Costs	***92,000		92,000	83,469
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	403,900			
Signature of Executive Director <i>Debbie J. Loucks</i>			Date 7/13/10	Signature of Public Housing Director	
				Date	

*Significant amendment is considered 5% of Annual Grant Amount
 ***soft costs corrected to reflect all 1408 security items

** \$30,000 for Engineer Study to improve HVAC, Electrical, Lighting and Plumbing.

¹ To be completed for the Performance and Evaluation Report.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: York Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA26PO22501-08 CFP (Yes/No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes Ext.	Replace Front & Rear Storm Doors (est) OR funds toward Revitalization efforts under Hope VI	1460	24 each	11,200		0	0	Not being done. Moved to 2012
AMP # PA022000002								
Wellington Homes	Replace Windows per REAC – 72 Units (estimate)	1460	740 Windows	259,000	436,157	435,334	437,494	Complete
AMP # PA022000003								
Parkway Homes	Replace washer drains/add clean-out est. New Façade est. Site Improvement for Façade est. New Management Office (estimate) Site Improvements for New Management Office (estimate)	1460 1460 1450 1470 1450	60 end units 1 bldg 130 LF 2,500 SF 10,000 SF	100,000 125,000 10,000 125,000 10,000		0 0 0 0 20,000	0 0 0 0 0	Moved to 50114 Moved to 50109 Moved to 50109 Under design Under design (mgmt office work continues in 2009)
Parkway Homes Ext.	Replace Front & rear storm doors (est) Additional Smoke Alarms per HUD (est)	1460 1460	132 each 66 units	53,605 50,490	71,140 101,000	71,140 101,000	71,140 101,000	Complete Complete
AMP # PA022000004								
Parkway Home Ext.	Replace Front & rear storm doors (est) Additional Smoke Alarms per HUD (est)	1460 1460	32 each 16 units	12,995 12,190	Included above	Included above	Included above	Complete Complete
AMP # PA022000005								
Wrightsville/W. Manchester	Replace sheds – 800 SF (estimate) Replace Patios – 2880 SF (estimate) Replace Bath vinyl floor with VCT – 20 units (estimate)	1460 1460 1460	20 sheds 20 Patios 1,800 SF	20,000 48,000 10,000		0 0 8,400	0 0 9,000	Moved to 50107 Moved to 50107 Complete
AMP # PA022000006								
The Fairmont	Extend Generator Exhaust Stack to roof	1460	1 stack	8,000	4,185	4,185	4,185	Complete

	line (estimate)							
AMP # PA022000007								
Springfield Apts.	Replace Roof (estimate)	1460	16,100 SF	144,900	107,453	107,453	107,453	Complete

- 1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages								
PHA Name: York Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26PO22501-08 CFEP (Yes/ No): NO Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE								
AMP#PA022000001 AMP#PA022000002 AMP#PA022000003 AMP#PA022000004	Police Service contract with York City Police Dept. for the provision of community police services. 1-2 full-time officers	1408		50,000		50,000	49,906	Ongoing
AMP#PA022000003	Security Services – At Jefferson Center – Contract for security detail at building entrance and surrounding the building.	1408		32,000		32,000	18,888	Ongoing
AMP#PA022000004	Security Services – At BPM – Contract for security detail – walking through buildings and site.	1408		10,000		10,000	14,675	Ongoing
AMP#PA022009999 COCC	Computer Software – Document Imaging System	1408		61,000		61,000	18,393	Ongoing Pulled from ARRA09
AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.***	1408		57,500		57,500	1,496	Ongoing
AMP#PA022009999 COCC	Employee Training – for Computer	1408		7,000		7,000	1,078	Ongoing
AMP#PA022009999 COCC	Employee Training- (Various: Supervisory, Management)	1408		18,000		18,000	2,085	Ongoing
AMP#PA022009999 COCC	Budget Counseling–HA wide–Contract for the provision of weekly budget counseling services for PH residents.	1408		10,000		10,000	10,000	Ongoing
AMP#PA022009999 COCC	Administration costs associated with Administration of this Capital Fund	1410		159,380		159,380	159,380	Ongoing
AMP#PA022009999 COCC	Fees & Costs – Architectural/Engineer, advertisements etc. for this Capital Fund	1430		110,000		110,000	77,532	Ongoing
AMP#PA022009999 COCC	ADA Accommodation	1460	10	10,000		10,000	8,582	Ongoing
AMP#PA022009999 COCC	Computer Hardware Equipment & Document Imaging System	1475	10 + 1 doc. Sys.	20,000		20,000	17,104	Ongoing Pulled from ARRA09

*** For more detail, see Attachment E to Agency Plan

To be completed for the Performance and Evaluation Report or a Revised Annual Statement

To be completed for the Performance and Evaluation Report

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: York Housing authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	6/12/2010		6/12/2012		
AMP # PA022000002	6/12/2010		6/12/2012		
AMP # PA022000003	6/12/2010		6/12/2012		
AMP # PA022000004	6/12/2010		6/12/2012		
AMP # PA022000005	6/12/2010		6/12/2012		
AMP # PA022000006	6/12/2010		6/12/2012		
AMP # PA022000007	6/12/2010		6/12/2012		
AMP #PA022009999	6/12/2010		6/12/2012		

*Significant amendment is considered 5% of Annual Grant Amount
 Revised 6.19.09

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of the City of York	Grant Type and Number Replacement Housing Factor Grant No Date of CFFP	Capital Fund Program Grant No: PA26P02250109 FFY of Grant: 2009 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: June 30, 2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	233,000	233,000	209,000	57,777
4	1410 Administration (may not exceed 10% of line 21)	159,380	159,380	159,380	119,329
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	128,000	65,404	58,185
8	1440 Site Acquisition				
9	1450 Site Improvement	60,000	90,000		
10	1460 Dwelling Structures	716,288	460,760	1,755	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	350,000	465,000		
13	1475 Non-dwelling Equipment	12,500	12,500	12,500	
14	1485 Demolition	48,016	48,016		
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				FFY of Grant: 2009	
PHA Name: Housing Authority of the City of York	Grant Type and Number Capital Fund Program Grant No PA26P02250109 Replacement Housing Factor Grant No: Date of CFFP	FFY of Grant Approval:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: June 30, 2010 <input type="checkbox"/> Final Performance and Evaluation Report					
	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	14,617	55,625		
20	Amount of Annual Grant (sum of lines 2 - 19)	1,593,801	1,652,281	448,039	237,047
21	Amount of line 20 Related to LBP Activities	0	0		
22	Amount of line 20 Related to Section 504 Activities	0	10,000	795	795
23	Amount of line 20 Related to Security - Soft Costs	0	167,000	167,000	57,777
24	Amount of line 20 Related to Security - Hard Costs	0	0		
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director <i>Debbie J. Lucks</i>		Date 7/13/10	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26P02250109 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP # PA022000001								
Codorus Homes	Replace domestic hot water lines(est.)	1460	20 units	12,500	0	0	0	Not being done in this CFP. Moved to 2012
	Remove asbestos (est.)	1460	20 units	80,000	0	0	0	
	Replace tub drains w/straight drain line (est.) OR funds toward Revitalization efforts under Hope VI	1460	20 units	20,000	0	0	0	
AMP # PA022000002								
Wellington Homes	New facades (est.)	1460	14 units-2 bldgs	0	0	0	0	Moved to ARRA 2009- Complete Moved to ARRA 2009 - Complete Moved to ARRA 2009-Complete
	Site improvements for facades (est.)	1450	3750 LF	0	0	0	0	
	Underground Pipe Replacement-Heating hot water supply & return (two 2 ½")and Domestic hot water supply & return (1- 1" and 1- ½")- 4 buildings (est.)	1460	75 LF of ea. Pipe per Bldg.	0	0	0	0	
Scattered Sites (York City)	30-32 N. Hartley – Rebuild retaining wall, patio & fence.(est.)	1450	50 LF fence & wall, 144 SF Patio	0	0	0	0	Moved to ARRA 2009 - Complete
AMP # PA022000003								
Parkway Homes	New Management Office (est)	1470	3500 SF	350,000	465,000			Under Design
	Site Improvements for New Management Office (est)	1450	10,000 SF	30,000	30,000			Under Design
	Demolition of Old Parkway Office to							

	make room for the new Office (est.)	1485	3,600 SF	48,016				Under Design
	Upgrade panels to 150 amps & Hard wire Smoke Alarms per HUD (est.)	1460	85 units	204,000	105,054			Under Design
	New Façade	1460	1 Bldg	0	125,000			Pulled from 50108
	Site Improvement for Façade (est.)	1450	130 L.F	0	10,000			Pulled from 50108
Parkway Homes Ext.	Add/replace 50 windows to meet egress in bedrooms with one window (est.)	1460	68 units	50,000	0	0	0	Moved to 2014 Existing windows comply with City of York fire code
	Replace front and rear porches on affected units(est.)	1460	68 units	100,000	80,000			Under Design
AMP # PA022000004								
Parkway Home Ext. (Cottages)	Replace front and rear porches on affected units(est.)	1460	16 units	23,000	23,000			Under Design
	Roof repairs (est.) on affected units	1460	16 units	0	60,000			Pulled from 2013 Under Design
AMP # PA022000005								
Glen Rock/Windsor	Finish Repointing stone – 135, 137, 139 Hanover St. Glen Rock (est)	1460	2,468 LF	25,000	20,000			Ongoing
	25 Church Street emerg. roof repair (est.)	1460	1 unit	0	5,000			In progress
AMP # PA022000006								
Fielding Way	Additional Retaining Wall w/drainage pipe (est.)	1450	150 LF	30,000	50,000			Under Design
AMP # PA022000009								
Cottage Place	Replace exterior doors & flooring as needed (est.)	1460	6 units	8,532				Under Design
Eastwood Terrace	Replace exterior door, patio doors & flooring as needed (est.)	1460	17 units	24,174				Under Design

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of York			Grant Type and Number Capital Fund Program Grant No: PA26102250109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-WIDE								
AMP#PA022000001, 2 & 3	Police Service contract with York City Police Dept. for the provision of community police services. 1-2 full- time officers. (est.)	1408	Amp 1 Amp 2 Amp 3	15,000 15,000 50,000		15,000 15,000 50,000	11,740 11,740 25,478	Ongoing
AMP#PA022000003	Security Services (est.)	1408	½ of cost	23,750		23,750		Ongoing
AMP#PA022000004	Security Services (est.)	1408	2/3 of cost	63,250		63,250	8,820	Ongoing
AMP#PA022000004	Market Broad Park Manor site – Produce Marketing Materials and advertise	1408		9,500				Ongoing
AMP#PA022009999 COCC	Computer Software -- Microsoft Licenses and/or Document Imaging software (est.)	1408	20 Licenses & /or software	9,500		9,500		Ongoing
AMP#PA022009999 COCC	Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; Self-sufficiency activities not covered by ROSS/FSS that enable residents to progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training. (est.)	1408	Staffing (funds remain in prior years) Programming	10,000 12,000		10,000 12,000		Ongoing Ongoing

AMP#PA022009999 COCC	Employee Training – (Various: Supervisory, Management, ESCO, HR and Computer. (funds remain in prior years) (est.)	1408		7,500	7,500			Ongoing
AMP#PA022009999 COCC	Budget counseling HA WIDE (funds remain in prior years) (est.)	1408		3,000	3,000			Ongoing
AMP#PA022009999 COCC	Fraud Investigator for Public Housing Sites. Estimate for 1 year's worth of services.	1408	1 year	9,500				Ongoing
AMP#PA022009999 COCC	Translation Services Translate Documents – English to Spanish – Hourly rate - \$25.00 hr (est.)	1408	200 hours	5,000				Ongoing
AMP#PA022009999 COCC	Administration costs associated with administration of this Capital Fund (est.)	1410		159,380		159,380	119,329	Ongoing
AMP#PA022009999 COCC	Computer Hardware Equipment- Computer Server plus replace various hardware that is obsolete and/or Document imaging hardware (est.)	1475	1 server + 10 various hardware	12,500				Ongoing
AMP#PA022009999 COCC	ADA Accommodation (est.)	1460	10 – Charge to AMPS as individual accommodations are identified	10,000		795	795	Ongoing

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of the City of York					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP # PA022000001	6/12/2011		6/12/2013		
AMP # PA022000002	6/12/2011		6/12/2013		
AMP # PA022000003	6/12/2011		6/12/2013		
AMP # PA022000004	6/12/2011		6/12/2013		
AMP # PA022000005	6/12/2011		6/12/2013		
AMP # PA022000006	6/12/2011		6/12/2013		
AMP # PA022000007	6/12/2011		6/12/2013		
AMP # PA022000008	6/12/2011		6/12/2013		
AMP # PA022000009	6/12/2011		6/12/2013		
AMP # PA022009999	6/12/2011		6/12/2013		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

ATTACHMENT I

**form HUD-50075.2 - Capital Fund Program - Five-Year Action
Plan (2009-2013)**

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Housing Authority of the City of York (PA022)		Locality York, PA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 501-11	Work Statement for Year 3 FFY 501-12	Work Statement for Year 4 FFY 501-13	Work Statement for Year 5 FFY 501-14
B.	Physical Improvements Subtotal	Annual Statement	1,288,780	1,931,077	3,553,105	4,100,000
C.	Management Improvements		242,000	254,000	266,800	280,175
D.	PHA-Wide Non-dwelling Structures and Equipment		75,000	78,000	144,068	770,000
E.	Administration		165,228	165,228	165,228	165,228
F.	Other		104,100	33,600	354,820	1,134,000
G.	Operations		0	0	0	0
H.	Demolition		397,500	0	0	360,000
I.	Development		0	0	0	0
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		2,272,608	2,459,105	4,484,021	6,809,403
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		2,272,608	2,459,105	4,484,021	6,809,403

Part I: Summary (Continuation)						
PHA Housing Authority of the City of York		Locality York, PA			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 501-11	Work Statement for Year 3 FFY 501-12	Work Statement for Year 4 FFY 501-13	Work Statement for Year 5 FFY 2014
		Annual Statement				
	AMP#PA022000001		272,000	318,251	0	1,400,000
	AMP#PA022000002		313,600	351,900	323,075	4,071,000
	AMP#PA022000003		671,280	564,800	2,314,493	2,142,038
	AMP#PA022000004		491,500	431,400	894,800	570,000
	AMP#PA022000005		0	152,200	34,220	17,800
	AMP#PA022000006		210,730	108,500	379,930	14,000
	AMP#PA022000007		0	26,000	36,975	0
	AMP#PA022000008		0	37,825	0	0
	AMP#PA022000009		0	0	0	0
	AMP#PA022009999 COCC (HA-Wide)		65,000	49,000	67,500	235,000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year: 2011 FFY 501-11			Work Statement for Year: 2012 FFY 501-12		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP#PA022000001 Codorus Homes			AMP#PA022000001 Codorus Homes		
	Relocation for 9 families (est)	9 units	49,500	Replace domestic hot water lines(est.)	20 units	12,500
	Demolition of 12 units and disconnect utilities (est)	12 units	105,000	Remove asbestos (est.)	20 units	80,000
	Re-grade, topsoil & reseed demo site (est)	67,200 SF	117,500	Replace tub drains w/straight drain line (est.) OR funds toward Revitalization efforts under Hope VI	20 units	20,000
	AMP#PA022000002 Wellington Homes					
	New facades (est)	14 units, 2 bldgs	280,000	Repair Kitchen Cabinets (est)	20 units	60,419
	Site improvements for facades (est)	3750 LF	33,600	Extend Cleanouts (est)	20 units	8,333
				Replace copper pipes in boiler rooms (est)	3 boiler rooms	30,000
				Refinish hardwood floors (est)	20 units, 11,520 LF	20,000
				Replace Storm Doors (est) (Energy Improvements)	20 units, 40 doors	12,000

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

	AMP#PA02200003 Parkway Homes			Codorus Homes Extension		
See Annual Statement	Replace shut off valves @ radiators (est)	170 units, 1,530 Valves	53,550	Replace kitchen cabs & tops (est)	12 units 2700 LF	75,000
	Replace pantry radiator risers (est)	170 units	17,000			
	New radiators in bathroom w/ball valves(est)	170 units	55,000			
	Security Cameras for Office	1 bldg	20,000			
	Security Cameras (grounds)	40 Cameras	141,000			
	Demolish Row Homes	8,575 LF	175,000			
	Relocation	11 Families	21,000			
	Sidewalk Repairs - REAC	1,125 SF	10,000	AMP#PA02200002 Wellington Homes		
	Scattered Sites (York City)			Replace 30" gas stoves (est)	71 units	21,300
				New facades (est)	14 units, 2 bldgs	280,000
				Site improvements for facades (est)	3750 LF	33,600
	30 & 32 N. Hartley - change steam boiler to hot water (Energy Improvements)(est)	1 system	20,000	Scattered Sites (York City)		
	AMP#PA02200004 Broad Park Manor			Add sheds for add'l storage (est)	17 each	17,000
	Replace carpet in lobbies & Community rooms (est) Add address system for fire alarm (est) Replace strobes & horns for fire Alarm (est)	3 bldgs 5,400 SF	100,000	AMP#PA02200003 Parkway Homes		
		3 bldgs	40,000			
		3 bldgs	20,000			

	Add smoke alarms per HUD (est) Update elevators in one building (est)	94 units 2 elevators	81,500 250,000	Replace 30" elect. Stoves (est) Replace tub liners (est) Replace sub floors @ tubs (est) Replace Sheet vinyl w/VCT in bathrooms (est)	170 units 170 units 170 units 170 units 6,120 SF	59,500 68,000 31,650 91,800
	AMP#PA022000006 The Fairmont			Underground utilities & separate meters(Energy Improvements) (est)	170 units	277,450
	Replace carpet in hallways – 4 floors (est)	2,600 SF	52,000	AMP#PA022000003 Parkway Homes Extended		
	Security Cameras interior, exterior/grounds (est) Fairmont Village	6 cameras & server	41,200	Sidewalk Repairs - REAC	1,125 SF	10,000
	Security Cameras for the exterior/grounds (est)	10 Cameras & server	58,760	Replace tub liners (est)	68 units	26,400
	Fielding Way			AMP#PA022000004 Parkway Homes Extended (Cottages)		
	Security Cameras for the exterior/grounds (est)	10 Cameras & server	58,760	Replace tub liners (est)	16 units	6,400
				Broad Park Manor		

	Subtotal of Estimated Costs	2011	1,800,370	Rebuild incinerators @ 133 & 449 (est)	2 incinerators	50,000
				Add smoke alarms (2nd of 3 bldgs) per HUD (est)	94 units	81,500
				Update elevators in one building (2nd of 3 bldgs) (est)	2 elevators	250,000
				Replace supply valves and 2 for boilers (est)	1,481 Supply Valves, 2-3" for boilers	43,500
				AMP#PA022000005 Scattered Sites (County Units)		
	This section Intentionally Blank			Replace windows w/Energy Star windows (Energy Improvements) (est)	11 buildings, 22 units, 64 windows	64,490
				Add sheds for add'l storage	24 units	19,200
				Red Lion		
				100 Henrietta replace rear porch (est)	1 porch	10,000
				Replace windows w/Energy Star windows (Energy Improvements) (est)	10 buildings, 10 units 59 windows	58,510
				AMP#PA022000006 The Fairmont		

				Replace AC's 2, 3 5 ton & water cooled Heat pumps (Energy Improvements) (est)	3 AC's	32,000
				Replace each floor lobby/elevator water coiled AC units (Energy Improvements) (est)	5 each	40,000
				Replace rooftop Sterling Model RT-150B gas fired make up air unit (Energy Improvements) (est)	1 each	26,000
				Fielding Way		
				Replace Stoves & Hoods	15 each in 15 units	10,500
				AMP#PA022000007 Springfield Apartments		
	This section intentionally blank			Replace roof top gas fired make up air unit (Energy Improvements) (est)	1 unit	26,000
				AMP#PA022000008 Stony Brook Manor		
				Replace bearings for fire pump (est)	1 pump	5,000
				Replace boiler, heating, DHW (Energy Improvements) (est)	1 bldg	32,825
				2012 Subtotal of Estimated Costs		1,990,877

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 501-10	Work Statement for Year: 2013 FFY 501-13			Work Statement for Year: 2014 FFY 501-14		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP# PA022000002 Wellington Homes			AMP#PA022000002 Wellington Homes		
	Underground utilities & separate meters (Energy Improvements) (est)	72 units	122,000	New Energy efficient Heating & cooling split system (est)	72 units	1,500,000
	New Façade(est)	2 Bldg – 8 units	185,000	New Facades (est)	3 Buildings	800,000
	Site Improvements for Façade(est)	2 Bldg	16,075	Site Improvements for Facades (est)	15,000 LF	68,000
				Remodel Community Center for management office (est)	800SF	150,000
	Scattered Sites (York City)			Sidewalk Repairs per REAC (est)	1,125 SF	10,000
	Replace boilers & furnace (Energy Improvements) (est)	5 Buildings 13 units	22,500	AMP#PA022000003 Parkway Homes		

	AMP#PA022000003 Jefferson Community Center			Replace washer drains & add clean-out (est)	60 End Units	125,000
				New Fencing (est)	158 units	400,000
				Demolition (est)	2 bldgs	360,000
	Re-point brick (est)	1,000 LF	20,000	Relocation Costs(est)	18 units	46,000
	Add 3 M film to windows to reduce energy costs (Energy Improvements) (est)	93 windows	48,032	Parking Lot w/Lights & Sidewalk at 2 separate demo sites (est)	2,875 SF & 700LF sidewalk	150,000
	Repair/replace 2 nd floor ceiling (est)	1,824 SF	5,436	Smoke Alarms (Per HUD) (est)	80 Units	120,000
	Add Canopy to South Front & Rear entrance. (est)	(2) 8 x 10 canopies	13,100	Upgrade Panels to 150Amps (est)	170 Units	181,000
	Add walkway from parking lot to sidewalk (est)	100 SF	800	Replace Kitchen cabinets & tops (est)	170 units, 2256 LF	506,384
Repave Parking Lot (est)	1,500 Sq Yards	11,550	Redo soffit over stoves (est)	170 units, 2040 LF	13,654	
	Parkway Homes			AMP#PA022000003 Parkway Homes Ext		
	Replace Commercial Water Heaters(energy Improvements) (est)	27 each (170 units)	213,975	New Fencing	68 Units 5217 LF	175,000
				Add/Replace 50 windows to meet egress in bedrooms with one windows (est) (Energy Improvements)	68 Units	65,000
				AMP#PA022000004 Broad Park Manor		

	Parkway Homes Extended			White Rose Senior Center		
				Deck and Awning at Senior Center (est)	1 Bldg	400,000
				Replace Sewer Line 440 E King (est)	50 LF	170,000
	Replace Roofs (est)	200,800 SF	401,600	AMP#PA022000005 Scattered Sites		
	New Construction – 8 townhomes (est) (if stimulus funds are made available)	8 units	1,375,000			
	Site Improvements, Landscaping (est)	80,000 SF, 30 plants	225,000			
	AMP#PA022000004 Parkway Homes Extended			Glen Rock/Windsor		
	Replace Roofs (est)	51,200 SF	102,400	Storage Sheds (est)	6 Sheds	6,000
	AMP#PA022000004 Broad Park Manor			Red Lion		
				Storage Sheds(est)	9 Sheds	9,000
	Add smoke alarms (3 rd of 3 bldgs) per HUD (est)	94 units	81,500	AMP#PA022000006 The Fairmont		
	Update elevators in one building (3rd of 3 bldgs) (est)	2 elevators	250,000			
	New underground wiring for Exterior lightning (est)	1,500 LF	297,000	Replace Carpet in 1 st Floor hallway with VCT (est)	700 SF	14,000

	Replace Kitchen Cabinets & countertops (set.) (1 of 3 bldgs)	94 units	112,800	AMP#PA022000001 Codorus Homes Extended					
	Replace (3) Mach. Room AC unit (Energy Improvements) (est)	(3) 12,000 BTU	7,500						
	Add automatic door openers on Laundry room doors (est)	3 automatic door openers	3,600						
	Energy Efficient Heating & cooling system (est)	281 units, 3 buildings	Moved to ARRA 409R						
	Sidewalk Repair per REAC (est)	1,125 SF	10,000	New Construction – 6 townhomes, 7 units (est) (if stimulus funds are made available)	7 units	1,246,000			
	White Rose Senior Center						Site Improvements, Landscaping (est)	7,700 SF, 25 plants	154,000
	Replace rear concrete porch (est)	1 porch 715_SF	30,000						
	AMP#PA022000005 Scattered Sites (County Units)			2014 – Subtotal of Estimated Cost		6,669,038			
	Replace boilers & furnace-Yoe – (Energy Improvements)	11 units	27,500						
	Replace rear porch (est)	192 SF	6,720						

	AMP#PA02200006 The Fairmont					
	Replace the Community Room Heat/AC unit (est) (Energy Improvements)	1 unit	23,475			
	Upgrade Fire Alarm system add enunciator (est)	1 system	13,500			
	Automatic door openers for ea. door on floors 2, 3, 4 & 5 off Elev. (est)	10 door openers	15,000			
	Remodel Manager Office (est)	400 SF	20,000			
	Fairmont Village					
	Replace Siding & sheds (est)	18,588SF & 25 sheds	270,455		This Section Intentionally Blank	
	Replace Furnace (est) (Energy Improvements)	25 each	37,500			
	AMP#PA02200007 Springfield Apartments					
	Replace Community Room Heat/AC unit (est) (Energy Improvements)	1 unit	23,475			
	Upgrade alarm system add enunciator (est)	1 system	13,500			
	2103 Subtotal of Estimated Cost		3,983,493			

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 501-10	Work Statement for Year 2011 FFY 501-11		Work Statement for Year 2012 FFY 501-12	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. to work in conjunction with surveillance camera monitoring	Amp 1 - 5,000 Amp 2 – 10,000 Amp 3 – 30,000 Amp 4 – 10,000	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. to work in conjunction with surveillance camera monitoring	Amp 1 - - 5,000 Amp 2 – 10,000 Amp 3 – 30,000 Amp 4 – 10,000
	AMP#PA022000003 - Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	24,500 (est. 2/3 of cost)	AMP#PA022000003 - Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	24,500 (est. 2/3 of cost)
	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	65,500 (est. 2/3 of cost)	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	65,500 (est. 2/3 of cost)
	AMP#PA022009999 COCC Computer Software – Bar coding	15,000	AMP#PA022009999 COCC Computer Software – update obsolete software and Bar coding - Phase 2	12,500
	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants; self-sufficiency activities not covered by ROSS/FSS that enable residents to progress in self-sufficiency such as GED programs, Computer Literacy and resume writing, and ESL training.	Staffing – 61,500 Programming – 4,000	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.	Staffing – 99,175 Programming – 7,000
	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer)	6,000	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer)	8,500
	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	3,000	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	5,000
	AMP#PA022009999 COCC Fraud Investigator for Public Housing sites. Estimate for 1 year’s worth of services.	7,500 (will also use recovered/saved funds)	AMP#PA022009999 COCC Fraud Investigator for Public Housing sites. Estimate for 1 year’s worth of services.	7,500 (will also use recovered/saved funds)

	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228
	AMP#PA022009999 COCC ADA Accommodation	10,000	AMP#PA022009999 COCC ADA Accommodation	10,000
	AMP#PA022009999 COCC Computer Hardware Equipment – replace Obsolete Equipment at Central Admin. Office that services Public Housing Program – Management. IMR Document Backfile/Current File Scanning (PH/Admin/Maint)	55,000	AMP#PA022009999 COCC Computer Hardware Equipment – replace Obsolete Equipment at Central Admin office that services Public Housing Program – Management. First server refresh (Email, TMS1-4). Server software updates.	39,000
	AMP#PA022009999 COCC Equipment needed to access FBI records for use in screening PH applications.	10,000		
	2011 Subtotal of Estimated Cost	482,228	2012 Subtotal of Estimated Cost	468,228

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 501-10	Work Statement for Year 2013 FFY 501-13		Work Statement for Year 2014 FFY 501-14	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - 5,000 Amp 2 – 10,000 Amp 3 – 30,000 Amp 4 – 10,000	AMP#PA022000001, 2, 3, & 4 Police Service contract with York City Police Dept. for the provision of community police services/above baseline services.	Amp 1 - 5,000 Amp 2 – 10,000 Amp 3 – 30,000 Amp 4 – 10,000
	AMP#PA022000003 - Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	24,500 (est. 1/2 of cost)	AMP#PA022000003- Security Services – At Jefferson Center – Contract for security detail- at building entrance and surrounding the building.	24,500 (est. 1/2 of cost)
	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	65,500 (est. 2/3 of cost)	AMP#PA022000004 - Security Services – At BPM – Contract for security detail – walking through buildings and site.	65,500 (est. 2/3 of cost)
	AMP#PA022009999 COCC Computer Software – update obsolete software	7,000	AMP#PA022009999 COCC Computer Software – update obsolete software	7,000
	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.	Staffing – 85,800 Programming – 5,000	AMP#PA022009999 COCC Resident Initiatives and Quality of Life Programs – Staffing costs associated with administering resident programming that are not covered by ROSS/FSS grants.	Staffing – 99,175 Programming – 5,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer)	9,500	AMP#PA022009999 COCC Employee Training – (Various: Supervisory, Management, HR, and Computer)	9,500
	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	5,000	AMP#PA022009999 COCC Budget Counseling – HA wide – Contract for the provision of weekly budget counseling services for public housing residents.	5,000
	AMP#PA022009999 COCC - Fraud Investigator for Public Housing sites. Estimate for 1 year’s worth of services.	9,500	AMP#PA022009999 COCC -Fraud Investigator for Public Housing sites. Estimate for 1 year’s worth of services.	9,500
	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228	AMP#PA022009999 COCC Administration costs associated with administration of this Capital Fund	165,228
	AMP#PA022009999 COCC ADA Accommodation	10,000	AMP#PA022009999 COCC ADA Accommodation	10,000
	AMP#PA022009999 COCC - Computer Hardware Equipment – Computer Server plus replace various hardware that is obsolete. Network Infrastructure Refresh. Desktop PC Refresh	57,500	AMP#PA022009999 COCC Computer Hardware Equipment. Wireless Network refresh. Housing software (Tenmast) replacement	225,000
	2013 Subtotal of Estimated Cost	499,528	2014 Subtotal of Estimated Cost	680,403

ATTACHMENT J

Housing Needs

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)							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1990	5	3	4	3	3	3
Income >30% but <=50% of AMI	1051	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

* 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: January 1, 2010-December 31, 2014
- 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)

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 COUNTY, exclusive of York City)							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
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: 2010-2014
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- X Other sources: (list and indicate year of information)
York County’s 2010-2014 Consolidate Plan

Balance of County Needs

As per the requirements of the HUD Consolidated Planning process, detailed information is provided for the balance of County. This analysis does not include York City. For related information on the City, refer to the York City Consolidated Plan.

There are four (4) categories of persons within each income bracket that are identified for analysis in this section. These categories are elderly, small families, large families, and other households. These categories of households are further examined by tenure, i.e., if the property in which the householder resides is owned or rented. The categories are defined below:

Elderly households are defined as having one (1) or two (2) members (family or non-family) with a head of household or a spouse age 62 years or older.

- 1. Small family*** households are comprised of two (2) to four (4) related family members. All members are related by blood, marriage or adoption.
- 2. Large family*** households are comprised of five (5) or more related family members. Like small family households, all members are related by blood, marriage or adoption.
- 3. "All other households"*** is for all others. It includes households where the household does not qualify for an elderly household based on the age requirement and the people residing in the household are single, or living together but not related by blood, marriage or adoption.

Table 25 presents housing needs by household type, income and housing problem for the balance of the County. The data on this table is the basis for the following section, housing needs by income level.

**Table 25: Housing Assistance Needs by Household Type, Income and Housing Problem
Balance of York County (not including York City), 2007 modified CHAS**

Household by Type, Income and Housing Problem	Renters					Owners				
	Elderly	Small Related	Large Related	All Other Households	Total Renters	Elderly	Small Related	Large Related	All Other Households	Total Owners
Household Income ≤ 30% MFI (Extremely Low Income)	<u>1,635</u>	<u>937</u>	<u>101</u>	<u>1,330</u>	<u>4,003</u>	<u>3,614</u>	<u>1,043</u>	<u>179</u>	<u>1,027</u>	<u>5,863</u>
% with any housing problem	<u>64.2%</u>	<u>78.5%</u>	<u>94.9%</u>	<u>79.7%</u>		<u>73.6%</u>	<u>80.8%</u>	<u>82.4%</u>	<u>82.3%</u>	
% Cost Burden > 30%	<u>60.5%</u>	<u>78.0%</u>	<u>74.7%</u>	<u>78.9%</u>		<u>73.3%</u>	<u>80.8%</u>	<u>82.4%</u>	<u>80.5%</u>	
% Cost Burden > 50%	<u>46.1%</u>	<u>65.3%</u>	<u>40.4%</u>	<u>59.5%</u>		<u>42.1%</u>	<u>70.7%</u>	<u>77.1%</u>	<u>65.8%</u>	
Household Income >30%- <50% MFI (Low Income)	<u>1,591</u>	<u>1,352</u>	<u>283</u>	<u>1,320</u>	<u>4,546</u>	<u>6,221</u>	<u>1,821</u>	<u>403</u>	<u>937</u>	<u>9,382</u>
% with any housing problem	<u>69.7%</u>	<u>67.4%</u>	<u>62.4%</u>	<u>76.7%</u>		<u>31.3%</u>	<u>69.9%</u>	<u>81.5%</u>	<u>68.6%</u>	
% Cost Burden > 30%	<u>68.0%</u>	<u>65.0%</u>	<u>53.4%</u>	<u>75.5%</u>		<u>30.7%</u>	<u>64.9%</u>	<u>77.5%</u>	<u>68.6%</u>	
% Cost Burden > 50%	<u>23.0%</u>	<u>8.0%</u>	<u>3.6%</u>	<u>15.7%</u>		<u>11.9%</u>	<u>37.8%</u>	<u>44.6%</u>	<u>43.9%</u>	
Household Income >50%- <80% MFI (Moderate Income)	<u>1,377</u>	<u>2,705</u>	<u>446</u>	<u>2,827</u>	<u>7,355</u>	<u>8,406</u>	<u>6,588</u>	<u>1,591</u>	<u>2,571</u>	<u>19,156</u>
% with any housing problem	<u>29.7%</u>	<u>13.4%</u>	<u>34.2%</u>	<u>17.3%</u>		<u>17.4%</u>	<u>46.2%</u>	<u>49.7%</u>	<u>52.3%</u>	
% Cost Burden > 30%	<u>28.8%</u>	<u>12.1%</u>	<u>6.8%</u>	<u>18.2%</u>		<u>17.0%</u>	<u>45.9%</u>	<u>44.1%</u>	<u>51.8%</u>	
% Cost Burden > 50%	<u>7.6%</u>	<u>5.8%</u>	<u>0.0%</u>	<u>5.3%</u>		<u>4.7%</u>	<u>10.3%</u>	<u>5.6%</u>	<u>11.4%</u>	
Household Income > 80% MFI	<u>1,312</u>	<u>5,666</u>	<u>620</u>	<u>4,826</u>	<u>12,424</u>	<u>14,082</u>	<u>51,805</u>	<u>7,021</u>	<u>10,982</u>	<u>83,890</u>
% with any housing problem	<u>19.3%</u>	<u>3.5%</u>	<u>15.6%</u>	<u>1.9%</u>		<u>6.2%</u>	<u>9.2%</u>	<u>14.2%</u>	<u>17.7%</u>	
% Cost Burden > 30%	<u>15.8%</u>	<u>1.2%</u>	<u>0.0%</u>	<u>0.8%</u>		<u>6.2%</u>	<u>8.9%</u>	<u>9.9%</u>	<u>17.7%</u>	
% Cost Burden > 50%	<u>9.7%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.2%</u>		<u>1.1%</u>	<u>6.2%</u>	<u>5.3%</u>	<u>2.1%</u>	
TOTAL HOUSEHOLDS	<u>5,915</u>	<u>10,660</u>	<u>1,450</u>	<u>10,303</u>	<u>28,328</u>	<u>32,323</u>	<u>61,257</u>	<u>9,194</u>	<u>15,517</u>	<u>118,291</u>

Source: 2000 CHAS, American Community Survey and YCPC

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 COUNTY and York City combined)							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
Income <= 30% of AMI	12354						
Income >30% but <=50% of AMI	15406						
Income >50% but <80% of AMI	27309						
Elderly	497**	5	4	3	4	2	4
Families with Disabilities	564**	5	4	4	4	3	3.5
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

- **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: 2010-2014
- 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)		As of April 2, 2010		
<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:				
Section 8	# of families	% of total families	Combined (Software/Central Database)	Annual Turnover
Waiting list total	1691 (1318)*		3009	
Extremely low income <=30% AMI	1098 (1245)*	65% (94%)*	2343 (78%)	
Very low income (>30% but <=50% AMI)	580 (69)*	34% (5%)*	649 (22%)	
Low income (>50% but <80% AMI)	123 (4)*	<1% (<1%)*	127 (4%)	
Families with children	1016	60%		
Elderly with children	218	13%		
Families with Disabilities	513	30%		
Race/ethnicity white	1191	70%		
Race/ethnicity Black	462	27%		
Race/ethnicity Indian	5	<1%		
Race/ethnicity Asian	2	<1%		
Race/ethnicity Hispanic	515	30%		
Race/ethnicity Multi Racial	16	<1%		
Race/ethnicity Hawaiian/Other/Pacific Islander	15	<1%		
Characteristics by Bedroom Size (Public Housing Only)				
1BR	626	37%		
2 BR	590	35%		
3 BR	403	24%		
4 BR	63	<1%		
5 BR	9	<1%		
5+ BR	N/A	N/A		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 3 months Section 8 Waiting List was closed January 14, 2009 at 5:00 p.m. Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes				

*(applicants not yet in software system, but on Central Database)

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2,2010

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:

General Occupancy	# of families	% of total families	Annual Turnover
Waiting list total	1334		
Extremely low income <=30% AMI	1034	78%	
Very low income (>30% but <=50% AMI)	246	18%	
Low income (>50% but <80% AMI)	53	4%	
Families with children	891	67%	
Elderly families	101	8%	
Families with Disabilities	401	30%	
Race/ethnicity white	882	66%	
Race/ethnicity Black	405	30%	
Race/ethnicity Indian	10	<1%	
Race/ethnicity Asian	4	<1%	
Race/ethnicity Hispanic	456	34%	
Race/ethnicity Hawaiian/Other	13	1%	
Race/ethnicity Multi Racial	20	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	409	31%	39
2 BR	511	38%	38
3 BR	320	24%	23
4 BR	77	6%	5
5 BR	17	<1%	3
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

Springfield	# of families	% of total families	Annual Turnover
Waiting list total	99		
Extremely low income <=30% AMI	73	74%	
Very low income (>30% but <=50% AMI)	22	22%	
Low income (>50% but <80% AMI)	3	3%	
Families with children	0	0	
Elderly	34	34%	
Handicap/Disabled	65	67%	
Race/ethnicity white	76	77%	
Race/ethnicity Black	20	20%	
Race/ethnicity Indian	1	1%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	18	18%	
Race/ethnicity Hawaiian/Other	1	1%	
Race/ethnicity Multi Racial	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	99	100%	7
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

Stony Brook	# of families	% of total families	Annual Turnover
Waiting list total	88		
Extremely low income <=30% AMI	62	70%	
Very low income (>30% but <=50% AMI)	19	22%	
Low income (>50% but <80% AMI)	7	8%	
Families with children	0	0	
Elderly	26	30%	
Handicap/Disabled	65	74%	
Race/ethnicity white	66	75%	
Race/ethnicity Black	22	25%	
Race/ethnicity Indian	0	0%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	11	13%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	88	100%	10
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

Wrightsville	# of families	% of total families	Annual Turnover
Waiting list total	39		
Extremely low income <=30% AMI	29	74%	
Very low income (>30% but <=50% AMI)	7	18%	
Low income (>50% but <80% AMI)	3	7%	
Families with children	39	100%	
Elderly families	2	5%	
Handicap/Disabled	12	31%	
Race/ethnicity white	27	69%	
Race/ethnicity Black	10	26%	
Race/ethnicity Indian	0	0%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	14	35%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial	2	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	25	64%	0
3 BR	14	36%	2
4 BR			
5 BR			
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2,2010

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

Yoe-Red Lion – Windsor – Glen Rock	# of families	% of total families	Annual Turnover
Waiting list total	159		
Extremely low income <=30% AMI	120	75%	
Very low income (>30% but <=50% AMI)	30	19%	
Low income (>50% but <80% AMI)	9	6%	
Families with children	157	99%	
Elderly families	1	<1%	
Handicap/Disabled	21	13%	
Race/ethnicity white	112	70%	
Race/ethnicity Black	39	25%	
Race/ethnicity Indian	1	<1%	
Race/ethnicity Asian	1	<1%	
Race/ethnicity Hispanic	42	26%	
Race/ethnicity Hawaiian/Other	1	<1%	
Race/ethnicity Multi Racial	5	3%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	86	54%	0
3 BR	73	46%	9
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing

X **Public Housing Site-Based** or sub-jurisdictional waiting list (optional)
 If used, identify which development/subjurisdiction:

One Bedroom	# of families	% of total families	Annual Turnover
Waiting list total	12		
Extremely low income <=30% AMI	6	50%	
Very low income (>30% but <=50% AMI)	5	42%	
Low income (>50% but <80% AMI)	1	8%	
Families with children	0	0	
Elderly	0	0	
Handicap/Disabled	0	0	
Race/ethnicity white	7	58%	
Race/ethnicity Black	5	42%	
Race/ethnicity Indian	0	0	
Race/ethnicity Asian	0	0	
Race/ethnicity Hispanic	3	25%	
Race/ethnicity Hawaiian/Other	0	0%	
Race/ethnicity Multi Racial	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	13	100%	
2 BR	0	0	
3 BR	0	0	
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

Northern York County	# of families	% of total families	Annual Turnover
Waiting list total	327		
Extremely low income <=30% AMI	251	77%	
Very low income (>30% but <=50% AMI)	67	21%	
Low income (>50% but <80% AMI)	9	3%	
Families with children	278	85%	
Elderly	9	3%	
Handicap/Disabled	66	2%	
Race/ethnicity white	216	66%	
Race/ethnicity Black	98	30%	
Race/ethnicity Indian	3	<1%	
Race/ethnicity Asian	1	<1%	
Race/ethnicity Hispanic	128	39%	
Race/ethnicity Hawaiian/Other	7	2%	
Race/ethnicity Multi Racial	3	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	38 (4 Elderly)	12%	14
2 BR	179 (4 Elderly)	55%	5
3 BR	108 (1 Elderly)	33%	8
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

As of April 2, 2010

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing

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

If used, identify which development/subjurisdiction:

Hanover	# of families	% of total families	Annual Turnover
Waiting list total	81		
Extremely low income <=30% AMI	65	80%	
Very low income (>30% but <=50% AMI)	13	16%	
Low income (>50% but <80% AMI)	3	4%	
Families with children	77	95%	
Elderly with children	2	2%	
Handicap/Disabled	14	17%	
Race/ethnicity white	59	73%	
Race/ethnicity Black	19	23%	
Race/ethnicity Indian	1	1%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Hispanic	17	21%	
Race/ethnicity Hawaiian/Other	0	0	
Race/ethnicity Multi Racial	2	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	55	68%	1
3 BR	26	32%	0
4 BR	0	0	
5 BR	0	0	
5+ BR	NA	NA	

Is the waiting list closed (select one)? X 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