

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

PHA Plans

Housing Authority of the City of York, PA PA022

5 Year Plan for Fiscal Years 2005 – 2010
Annual Plan for Fiscal Year 10/1/08 – 9/30/09

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

PHA Plan Agency Identification

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

PHA Fiscal Year Beginning: (10/2008)

PHA Programs Administered:

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

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

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

Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices (PH Management Policies only)
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

NOTE: This is the 4th year submission – 2008.

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

A. Mission

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

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

The PHA's mission is:

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

B. Goals

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

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

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

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

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☒ Maintain quality public housing management: (PHAS score) 85% or better
- ☒ Maintain a voucher management (SEMAP) score of 85% or better.
- ☒ Increase customer satisfaction:
 - Improve communication with residents and vendors
 - Expand written materials regarding housing programs and services available to include, among other things, a website with the ability for interested persons to complete and submit applications for our programs
 - Continue to train staff on customer satisfaction importance and techniques
 - Monitor the level of customer satisfaction and provide additional training as needed.
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Amend job descriptions and overall staffing to meet the current and projected needs of the Authority.
 - Improve and maintain technical support.
 - Continue staff training on: Applicable regulations, management skills, technical skills-including Computer Mainframe software.
 - Improve average unit turnaround time to 30 days, minimum.
 - Increase public housing rents collected by 5%.
 - Maintain the public housing occupancy rate of 97% or better.
 - Achieve and maintain a Section 8 lease-up rate of 97% or better.
 - Improve marketability of the public housing program, as measured by the reduction in housing offer refusals and the wait list demographics.
 - As required under all programs the Authority administers, update policies and procedures to comply with regulations and laws. This shall include but not be limited to proposed amendments to the Housing Choice Voucher (Section 8) Program and the Public Housing Program if the State and Local Housing Flexibility Act of 2005 is

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

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

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families: increase by 10% (66) of the existing number of family members employed (663 of 2321) by 9/30/07, and 15% (99) by 9/30/09.
 - Provide or attract supportive services to improve assistance recipients' employability: maintain or increase existing level of services, subject to funding availability.

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

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

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

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (e)]

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

Not applicable.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Attachments:

- A. PHA Management Organizational Chart
- B. FY2008 Capital Fund Program Annual Statement
- C. 5-Year Action Plan for Capital Fund 2005-2010
- D. Capital Fund Performance Report for Period Ending 3/31/08
- E. Progress Report on Strategies in FY 2006 Annual Plan (10/1/06-9/30/07)
- F. Assessment of Site Based Waiting List
- G. Section 8 Drug and Violent Criminal Activity Policy
- H. Deconcentration Analysis of Family Sites, effective 4/08
- I. List of Resident Advisory Board Members and Name of Resident on the Housing Authority's Board of Commissioners
- J. Certifications by Local Jurisdictions

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	(AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of	Annual Plan: Conversion

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings (Note – NO FINDINGS)	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) ▪ June 2006 Affordable Housing Expansion Strategy	5 Year and Annual Plans

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

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

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

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

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

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

* Households

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

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

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

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

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

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Based on data entered into the Computer as of 4-15-08			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	886		
Extremely low income <=30% AMI	494	56%	
Very low income (>30% but <=50% AMI)	387	44%	
Low income (>50% but <80% AMI)	5	<1%	
Families with children	521	59%	
Elderly families	105	12%	
Families with Disabilities	217	24%	
Race/ethnicity white	606	68%	
Race/ethnicity Black	267	30%	
Race/ethnicity Indian	3	<1%	
Race/ethnicity Asian	1	<1%	
Race/ethnicity Hispanic	312	35%	
Race/ethnicity Multi Racial	5	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
	n/a	n/a	
1BR	n/a	n/a	
2 BR	n/a	n/a	
3 BR	n/a	n/a	
4 BR	n/a	n/a	
5 BR	n/a	n/a	
5+ BR	n/a	n/a	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Opened 9-5-07			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one) As of April 15, 2008

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,586		
Extremely low income <=30% AMI	1297	82%	
Very low income (>30% but <=50% AMI)	258	16%	
Low income (>50% but <80% AMI)	31	2%	
Families with children	1089	69%	
Elderly families	117	7%	
Families with Disabilities	355	22%	
Race/ethnicity white	1080	68%	
Race/ethnicity Black	460	29%	
Race/ethnicity Indian	5	<1%	
Race/ethnicity Asian	12	1%	
Race/ethnicity Hispanic	541	34%	
Race/ethnicity Hawaiian/Other	10	<1%	
Race/ethnicity Multi Racial	19	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	398	25%	
2 BR	707	45%	
3 BR	438	28%	
4 BR	37	2%	
5 BR	6	<1%	
5+ BR	N/A	N/A	

Housing Needs of Families on the Waiting List

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

If yes:

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

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

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line.
- Reduce turnover time for vacated public housing units – Reduce Average to, at minimum, 30 days (was 30 days previous year).
 - Efficiency units are difficult to lease.
 - Re-evaluate flat rent, propose leasing for \$350/mo. Maximum;
 - Unless complete by 9-30-08, establish procedures for housing individuals through the Nursing Home Transitional Housing Program, a documented need. Give preference for 10 efficiency units, avoiding the need for eligible applicants to wait on the wait list, subject to verification that the applicant is ready for transition with supportive services availability.
- Reduce time to renovate public housing units, as needed, to maintain an average of 7 days.
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates at an average of 100% maximum and 97% minimum.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program – N/A Owner Screens.

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - Administer a minimum of 3 public housing transfers to accommodate household size during this period.
 - With HUD now funding Section 8 Vouchers based on a maximum dollar amount per unit (budget authority) vs. a maximum number of units (baseline units available), implement policies and procedures that will provide the maximum amount of vouchers possible with the funding provided by HUD. This may include policies adopted as a result of new regulation. Up to 25% of the newly assisted households may be families porting to York County from outside of the York Housing Authority's jurisdiction.
 - Continue to work closely with landlords to educate and monitor the requirements of our program. As best possible, limit the number of landlord withdraws from the Program as a result of policies and regulations, such as those for lead-based paint, and by providing education (general lease provisions, budget counseling and home skills) to residents that will result in improved landlord/tenant relationships.
 - With the Section 8 Wait List re-opened September 5, 2007, we will continue to accept applications under this Program for persons no matter what bedroom size they need. Any future decision to close the Wait List will be based on policies in the Section 8 Administrative Plan.

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

Select all that apply

- Apply for additional Section 8 rent subsidies (maximum of 50) should they become available to our Authority and their administration is financially feasible.
- In 2000, the Authority began efforts to collaborate with others to leverage affordable housing resources in the community through the creation of mixed - finance housing. The Authority will continue to collaborate with others to do this, subject to funding availability.
- Continue to develop projects and pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Investigate opportunities to collaborate in the effort to meet the need for transitional housing, permanent housing with supportive services, housing for those in need of nursing home care outside of a nursing home, preservation of existing affordable housing, and/or neighborhood improvement.
 - Apply for Section 8 vouchers, if available, for use with the YHA Designation Plan for Elderly Only and Non-Elderly Only Populations being submitted to HUD for approval.
 - Apply for Section 8 vouchers to replace public housing units proposed to be demolished: Parkway and Codorus, if applicable.
 - Continue the planning process to determine the feasibility of demolishing units in Codorus Homes and Parkway Homes; include in the planning process the application for replacement units through whatever source available.

- Continue the analysis for need to remove several public housing units from the rent roll due to the cost to maintain; include in the planning process the application for replacement units through whatever source available and potential sale to low-income households, possibly under the Section 8 Homeownership Program, or someone willing to retain the units for low-income rental.

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

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

Select all that apply

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

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Subject to funding availability, continue to provide services to assist the residents move toward self-sufficiency.

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- The Authority proposes to submit an Elderly Only Designation Plan. If approved by HUD, begin implementing the plan.
- Apply for special-purpose vouchers targeted to the elderly, should they become available, if the special-purpose meets the needs and does not interfere with our ability to lease our current public housing efficiency and one-bedroom units.
- Other: (list below)
 - If the Elderly Only Designation Plan is approved by HUD, set aside up to 30 (increased by 10 from what was written in 2007 Plan) Section 8 Housing Choice Vouchers to offer existing non-elderly disabled public housing applicants affected by the Plan, subject to there being a minimum of 100 vouchers available for newly assisted applicants within the fiscal year. (Reduce the number to equal 30% of the number available in the fiscal year.)

Need: Specific Family Types: Families (including individuals) with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing and the needs of those at the top of our Public Housing wait list, subject to financial feasibility.
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local non-profit agencies that assist families with disabilities.
- Other: (list below)
 - Include the development of units for families with disabilities in all development the Authority is involved in.
 - Increase the number of vouchers set aside for persons with disabilities from 50 to 60 (includes 30 to be set aside to help applicants on the public housing wait list when the Elderly Only Designation Plan is approved).
 - In collaboration with various local service providers, the Authority applied for and received approval of 15 vouchers under the 2007 Continuum of Care to be targeted to homeless who are mentally ill and/or substance abusers. Three will be targeted to non-violent criminals involved with the York County Mental Health Court. The York Housing Authority will apply for additional vouchers in 2008, subject to the NOFA when published.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
 - Implement a Translation Plan currently being designed for HUD review and approval.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

Need: Those coming out of the criminal justice system.

Strategy: Amend Section 8 Criminal Drug and Violent Criminal Activity Policy.

Amend the Section 8 Drug and Violent Criminal Policy to provide rental assistance earlier to those individuals who have shown rehabilitation.

More detail: Please review Attachment G to this Annual Plan.

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a) Public Housing Operating Fund	\$ 3,141,101	Funded 82.9% of need
b) Public Housing Capital Fund	\$ 1,593,801	Based on figure given 5-08
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 7,523,031	Calendar year – based on information known 5-9-08 - 1st 6 mo. used and projected 6 mo.
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) ROSS Grants Neighborhood Network Grant = ROSS RSDM Family =	Applied – waiting to hear 0	
h) Com. Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)		
Section 8 FSS Coordinator	Waiting for NOFA	
PH FSS Coordinator	Waiting for NOFA	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2006 (106)	\$ 84,342	Public Housing Mod. +
Capital Fund 2007 (107)	\$ 989,885	Public Housing Mod. +
Neighborhood Network 05,06,07	\$ 225,332	
3. Public Housing Dwelling Rental Income		
	\$ 3,083,901	Based on FY 2008 projected rental income. Use toward PH operations.
4. Other income (list below)		
5. Non-federal sources (list below)		
Management Fee from management of other sites	\$ 116,886	Management of Village Court, Waverly Court and York Towne House
Total resources	\$ 16,758,279	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - Ability to meet financial obligations.
 - Single parent has custody of children prior to housing offer, if not, can wait on list for up to 6 months for physical custody to occur.
 - Applicant adults without a Social Security Number will remain on the Wait List for 90 days from the time the applicant is requested to provide the number to the Housing Authority.
 - Ineligible if applicant owes money to any subsidized housing program, no matter where, vacated within 7 years prior to interview date.

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists (consider when HUD approves new public housing groupings).

Site-based waiting lists for Hanover and Northern York County, effective 8/01. 2008 (following HUD approval of Elderly Only Designation Plan) - additional site-based list for Yoe/Red Lion/Windsor/Glen Rock sites, and one each for Springfield Apartments, Stony Brook Manor, and Wrightsville.

Other (describe):

- Income ranges.
- For 10 Efficiencies at Broad Park Manor, give preference to qualified individuals approved through the Nursing Home Transition Program and administered by the Area Agency on Aging.

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

PHA main administrative office

PHA development site management office (will do so when asset management is in place)

Other (list below)

- Applications are currently available on the Website.

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

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

- 6 - See above.

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

If yes, how many lists?

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

If yes, how many lists?

- One (1) "site-based" list and one (1) list for developments that are not "site-based".

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

PHA main administrative office

All PHA development management offices

Management offices at developments with site-based waiting lists when asset management is in place, if not before.

At the development to which they would like to apply

Other:

- Website at later date

(3) Assignment

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

- One
 Two
 Three or More

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

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

- Applicants are permitted to refuse a housing offer and stay at the top of the list if the dwelling is not located in the area where the applicant works or attends employment training.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work, or are being trained to work, in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs: specifically – those applicants where the head of household has completed training which includes but may not be limited to budget counseling, home skills, and lease education (to be offered by the Housing Authority to new applicants).
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program and determined by the program’s administrator as being ready for permanent housing.
 - Up to 10 families (otherwise eligible for the public housing program) per year may be given preference if they are involuntarily displaced by a local disaster as declared by federal or state government, or, by a government action that is part of a government approved redevelopment plan.
 - For 10 Efficiencies at Broad Park Manor, give preference to qualified individuals approved through the Nursing Home Transition Program and administered by the Area Agency on Aging.

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work, or are being trained to work, in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 1 Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting)
- 1 Those previously enrolled in educational, training, or upward mobility programs as defined above.
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program and determined by the program's administrator as being ready for permanent housing.
 - Up to 10 families (otherwise eligible for the public housing program) per year may be given preference if they are involuntarily displaced by a local disaster as declared by federal or state government, or, by a government action that is part of a government approved redevelopment plan.
 - For 10 Efficiencies at Broad Park Manor, give preference to qualified individuals approved through the Nursing Home Transition Program and administered by the Area Agency on Aging.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials

- Other source (list)
 - Tenant Handbook

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?

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

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

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

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

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

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

B. Section 8

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

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- (1) Money owed to the Housing Authority
- (2) Evicted from Public Housing within past 5 years
- (3) History of Fraud in Federal Housing Programs
- (4) If previously assisted, compliance with program regulations
- (5) If applicant owes money to any subsidized housing program, no matter where, vacated within 7 years prior to interview date.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source) – Note: currently in the process of investigating feasibility. If feasible, hope to have in place end of fiscal year.

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
 - Name and address of former LL's while in the program, history of previous damage to a unit beyond reasonable wear and tear, whether any previous claims were paid to a

landlord and any history of drug trafficking to our knowledge. The PHA will consider the requirement of the Violence Against Women Act as required when determining this information.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)
 - Application is available on Website.

(3) Search Time

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

If yes, state circumstances below:

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

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting), if necessary
- Those previously enrolled in educational, training, or upward mobility programs: specifically – those applicants where the head of household has completed training which includes but may not be limited to budget counseling, home skills, and lease education (to be offered by the Housing Authority to new applicants).
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - If they are a one or two-person family who is elderly, disabled or displaced, before other single families.

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

- Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
- 1 Households that contribute to meeting income requirements (targeting), if necessary
 - 1 Those previously enrolled in educational, training, or upward mobility programs as defined above.
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
 - A one or two-person family who is elderly, disabled or displaced before other single families.
 - Subject to the PH Designated Housing Plan being approved by HUD, set aside the lesser of (1) 30 vouchers, or (2) 30% of the vouchers expected to be newly issued and under HAP contract within the fiscal year, to offer as alternative to non-elderly disabled applicants on the public housing wait list.
 - Increase vouchers set aside for the disabled from 50 to 60, including the 30 vouchers referred to above for persons on the public housing wait list for the Elderly Only Designation Plan, if approved.
- 4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
 - Date and time of application
 - Drawing (lottery) or other random choice technique
- 5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
 - This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan
- 6. Relationship of preferences to income targeting requirements: (select one)
 - The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
 - The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

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

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 Note: Minimum Rent is \$50.

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

- 5% of earned income is deducted

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

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

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No - Rent choice now includes Flat Rents for all developments.

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

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

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

Market comparability study

Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

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

f. Rent Re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)
 - When family composition or income source changes.
 - Tenant option to report income decreases.

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

(2) **Flat Rents**

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
 - The Marketability of the subject unit, such as efficiency units at Broad Park Manor.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- At or above 90% but below 100% of FMR
- 100% of FMR (For 3, 4, and 5 bedroom units - Increased from 95% of FMR)
- 100% to 110% of FMR (105% for 0, 1, and 2 bedroom units)
- Above 110% of FMR (if HUD approved; describe circumstances below)

NOTE: At minimum, the YHA will evaluate the Payment Standards and adjust accordingly within 30 days of the fair market rents being published.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)
 - When necessary due to funding availability or unavailability.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50 Note: Minimum Rent is \$50

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (pa022a06).
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning (Jan 8)	Expected Turnover
Public Housing	1066	195
Section 8 Vouchers	1402	205
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	57	10
Special Purpose Section 8 Certificates/Vouchers (list individually) Mod Rehab SRO YMCA	56 – Will reduce to 45 when current contract expires late 2008	25
Dutch Kitchen	50	25
Family Unification Pgm	19	5
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually) Shelter Plus Care-15 subsidies approved 2008	0	15
Turnkey III Homeownership	23	Proposed sale of 16 units fell through. Propose to work on sales – request to increase sales price & waiver to sell vs. lease to buy. See below.

C. Management and Maintenance Policies

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

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

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

Proposed Change to Abuse Policy: Currently, the policy defines “repeated or excessive abuse as any accumulative damage(s) which: 1. The cost of repair exceeds \$500 within any 12 month period; or 2. The number of items requiring repair exceeds five (5) within any 12 month period. The proposed change is to define the five (5) items as those that cost \$75 or more each.

Proposed Change to the Smoke Detector Policy: Currently, the policy permits two alterations to a unit's smoke detector(s) and warnings. The third alteration will result in eviction. The proposed change is to add fines, fining the resident \$25 with the first violation and \$100 for the second violation.

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan – Policy on Shelter Plus Care Program has been added.
- Document Disclosure Policy
- De-concentration Policy

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B (pa022b08). PHA Plan Table Library

-or-

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

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment C (pa022c08).

-or-

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

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

- Possibly Codorus Homes and Codorus Homes Extended

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Possibly Codorus Homes and Codorus Homes Extended

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

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

The YHA will begin planning demolition at Parkway Homes (3 rows of homes – maximum 18 units); and, continue to analyze the need to demolish a minimum of 28 homes at the Codorus Homes & Codorus Homes Extended site due to subsurface structural problems in collaboration with plans to develop the area. In addition, there are several scattered site apartments throughout the County that may require more cost to improve than they are worth. Analysis of these needs will continue through this fiscal year.

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Turnkey III Homeownership – Eastwood Terrace
1b. Development (project) number:	PA22-07
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	March 9, 2006
5. Number of units affected:	Sixteen (16)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Will learn of full sale by 12/31/08 b. Projected end date of activity: by March 15, 2010

Demolition/Disposition Activity Description	
1a. Development name:	Parkway Homes
1b. Development (project) number:	PA22-3
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	by 9/30/08
5. Number of units affected:	Eighteen (18)
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: Projected 10/2009 b. Projected end date of activity: 12/31/09

Demolition/Disposition Activity Description	
1a. Development name:	Codorus Homes and Codorus Homes Extended (Now AMP 1)
1b. Development (project) number:	PA22-1 and 2
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: by 12/31/09
5. Number of units affected: Twenty-eight to sixty (28-60) (depends on development plans)
6. Coverage of action (select one): (depends on development plans) <input checked="" type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity (demolition only): Fall 2009 b. Projected end date of activity (demolition only): Spring 2010

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	Broad Park Manor
1b. Development (project) number:	PA22-5b
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> The Housing Authority plans to submit an Elderly Only Designation Plan which will designate occupancy of 201 apartments to elderly applicants (62 years old or older). There are a total of 280 efficiency and one bedroom apartments in the three buildings at	

Broad Park Manor. Twenty-nine (29) are handicap accessible, which the Authority proposes to have available for those in need of the features of the apartments, no matter what their age is. The remaining 50 units will be available for disabled residents under the age of 62 that do not need the special design features of the 29 handicap accessible apartments referred to above. When filling vacancies in the 201 apartments designated for the elderly, if no elderly applicants are on the wait list, near elderly (those age 50 to 61) will be housed prior to those under the age of 50. Existing residents under 62 WILL NOT be moved unless NEW rental vouchers are available to them to assist in the implementation of this plan AND they choose to move with the voucher. This plan will primarily impact applicants.

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation approved, submitted, or planned for submission: (07/31/08)

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 201

7. Coverage of action (select one)

Part of the development

Total development (as stated above)

Designation of Public Housing Activity Description

1a. Development name: Springfield Apartments

1b. Development (project) number: PA22-17

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

The Housing Authority plans to submit an Elderly Only Designation Plan which will designate occupancy of 50 apartments to elderly applicants (62 years old or older). There are a total of 75 one bedroom apartments in this mid-rise building. Twelve (12) are handicap accessible, which the Authority proposes to have available for those in need of the features of the apartments, no matter what their age is. The remaining 13 units will be available for disabled residents under the age of 62 that do not need the special design features of the 12 handicap accessible apartments referred to above. When filling vacancies in the 50 apartments designated for the elderly, if no elderly applicants are on the wait list, near elderly (those age 50 to 61) will be housed prior to those under the age of 50. Existing residents under 62 WILL NOT be moved unless NEW rental vouchers are available to them to assist in the implementation of this plan AND they choose to move with the voucher. This plan will primarily impact applicants.

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation approved, submitted, or planned for submission: (by 07/31/08)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>50</u>
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: <u>Stony Brook Manor</u>
1b. Development (project) number: <u>PA22-18</u>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/> The Housing Authority plans to submit an Elderly Only Designation Plan which will designate occupancy of 69 apartments to elderly applicants (62 years old or older). There are a total of 100 one bedroom apartments in this high-rise building. Fourteen (14) are handicap accessible, which the Authority proposes to have available for those in need of the features of the apartments, no matter what their age is. The remaining 17 units will be available for disabled residents under the age of 62 that do not need the special design features of the 14 handicap accessible apartments referred to above. When filling vacancies in the 69 apartments designated for the elderly, if no elderly applicants are on the wait list, near elderly (those age 50 to 61) will be housed prior to those under the age of 50. Existing residents under 62 WILL NOT be moved unless NEW rental vouchers are available to them to assist in the implementation of this plan AND they choose to move with the voucher. This plan will primarily impact applicants.
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: (by 07/31/08)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <u>69</u>
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: <u>The Fairmont</u>
1b. Development (project) number: <u>PA22-16</u>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/>

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

The Housing Authority plans to submit an Elderly Only Designation Plan which will designate occupancy of 52 apartments to elderly applicants (62 years old or older). There are a total of 75 one bedroom apartments in this high-rise building. Ten (10) are handicap accessible, which the Authority proposes to have available for those in need of the features of the apartments, no matter what their age is. The remaining 13 units will be available for disabled residents under the age of 62 that do not need the special design features of the 10 handicap accessible apartments referred to above. When filling vacancies in the 52 apartments designated for the elderly, if no elderly applicants are on the wait list, near elderly (those age 50 to 61) will be housed prior to those under the age of 50. Existing residents under 62 WILL NOT be moved unless NEW rental vouchers are available to them to assist in the implementation of this plan AND they choose to move with the voucher. This plan will primarily impact applicants.

3. Application status (select one)
 Approved; included in the PHA's Designation Plan
 Submitted, pending approval
 Planned application

4. Date this designation approved, submitted, or planned for submission: (07/31/08)

5. If approved, will this designation constitute a (select one)
 New Designation Plan
 Revision of a previously-approved Designation Plan?

6. Number of units affected: 52

7. Coverage of action (select one)
 Part of the development
 Total development

Summary of Elderly Only Designation:

Total Number of Apartments: 530

Of these, Number that are handicap accessible to one degree or another and will remain available for qualifying applicants no matter what their age: 65

Of the remaining units, 80% will be designated for elderly only (62+)* due to the amenities of the developments when constructed and services available: 372

Apartments not designated for elderly (62 years of age or older): 93

* Near Elderly (50 – 61 years of age and disabled) will be offered housing prior to those under the age of 50 and disabled if no elderly applicants are on the public housing wait lists established for the development. HUD requires that elderly and non-elderly disabled are housed prior to non-elderly and non-disabled.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

<input type="checkbox"/>	Part of the development
<input type="checkbox"/>	Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants – Hope to have 5 participants receiving “mortgage” assistance by 9/30/09
- 26 – 50 participants
- 51 to 100 participants
- more than 100 participants

a. PHA-established eligibility criteria

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

If yes, list criteria below:

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

2. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/26/00
Will meet with TANF Agency officials to update agreement by 9/3/07.

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no”

skip to sub-component 2, Family Self Sufficiency Programs.
The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>FY '04 ROSS-RSDM-Family</i>	<i>102 adults and youth</i>	<i>Upon Request</i>	<i>Jefferson Center site, with all other YHA sites being able to provide referrals.</i>	<i>Public Housing only</i>
<i>FY '04 ROSS-RSDM-Elderly (Contract Administrator for White Rose Senior Center)</i>	<i>205 elderly and younger disabled</i>	<i>Upon Request</i>	<i>The Fairmont, Springfield Apartments, and Stony Brook Manor Apts.</i>	<i>Public Housing Only</i>
<i>FY '05 ROSS-Neighborhood Networks</i>	<i>110 adults and children</i>	<i>Upon Request</i>	<i>Codorus and Wellington Homes (132 family units)</i>	<i>Public Housing Only</i>
<i>Service Coordinator and Wellness Center</i>	<i>148 elderly and younger disabled</i>	<i>Upon Request</i>	<i>Broad Park Manor Campus and Parkway Extended</i>	<i>Public Housing Only</i>
<i>FY '04 and '06 ROSS-Neighborhood Networks</i>	<i>225 adults and children</i>	<i>Upon Request</i>	<i>Jefferson Center</i>	<i>Public Housing and S8</i>

(2) Family Self Sufficiency program(s)

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (as of 3/31/08)	Actual Number of Participants (As of: 3/31/08)
Public Housing	25voluntary (0 of 10 mandatory slots remain)	17
Section 8	40 voluntary (19 of 53 mandatory slots remain)	39

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

C. Welfare Benefit Reductions

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

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

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

The YHA Board adopted Community Service or Self-Sufficiency Work Activities Policy was submitted with our 2001 plan. HUD rescinded the requirements until October 1, 2003 when the policy was re-implemented in accordance with regulations.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
 - Computer Lab at the Jefferson Center, Codorus Homes and Wellington Homes
 - Wellness Center at Broad Park Manor and the Jefferson Center
 - Video surveillance equipment at the Jefferson Center and Broad Park Manor

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

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

C. Coordination between PHA and the police

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

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

Other activities (list below)

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

N/A Yes No: Has the PHA included the PHDEP Plan for FY 2004 in this PHA Plan?

N/A Yes No: This PHDEP Plan is Attachment – N/A

14. Pet Policy

[24 CFR Part 903.7 9 (n)]

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

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

During this plan year, the agency will begin steps toward asset management. It is hoped that asset management based on HUD Notice, will be in place by October 1, 2009.

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (File name)
• Provided below:

At their meeting on July 2, 2008, the Resident Advisory Board consulted and prepared their comments. They are as follows, as taken directly from the document in which they hand wrote their comments:

The RAB accepts the revised version of the Section 8 Drug and Violent Activity Policy; believes a “total senior” buildings are needed and stated that everyone (public housing residents) need to follow all of the rules and management needs to enforce them; expressed the applicants for consideration of the 10 efficiency units set aside for

individuals qualifying for nursing home alternative waivers be of sound mind and that the provision of services must be enforced; asked why the preparation of the Elderly Only Designation Plan is taking so long to be approved; and, agreed the Authority should demolish an additional 6 homes in Parkway Blvd., adding one row on Bare Alley;

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

Considered comments: Executive Director met with the Executive Committee and discussed the comments, explaining about the Elderly Only Designation Plan and verifying that she understood all the written comments. The plan submitted to the Board will be changed to increase the number of units to be demolished at Parkway from 12 to 18. The plan will not be amended to reflect the opinion of the RAB on Elderly Only Designation Plan because it is not believed that the numbers will support all buildings, except two at Broad Park Manor being restricted for those who are 62+ years of age.

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

Other: (list below)

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

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

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

Note: June Winter, a member of the Resident Advisory Board and a resident of Public Housing, was appointed to the PHA Board by the appointing authority (City of York – Mayor with Council approval) in July 2000. She served a 5 year term and was re-appointed in 2005.

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **(City of York)**

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

3. Other: (list below)

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

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

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

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

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

3. Other: (list below)

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

D. Other Information Required by HUD

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

1. Amendments:

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

- A. Under the Capital Fund: Any one item or combination of items that exceeds 5% of the annual amount allocated under the Capital Fund.
- B. Under Strategies or Services, when the following occur unless the change is due to the elimination or significant reduction in funds previously available to provide the service associated with the change:

- (1) When there are changes to rent or admission policies or organization of the wait list;
- (2) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. unless the elimination is as a result of elimination of funding that proposed to or had previously covered the expense of the service/program.

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

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

- A. Activities, Services or Programs Provided or Offered – At this time the housing authority does not directly offer activities, services, or programs to child or adult victims. Various resident related activities may from time to time relate to prevention, intervention or treatment. Access York is the local provider that our

staff would refer victims to if they see a need for such referral. Referrals may also be made to the local Children and Youth Agency.

B. Obtain or Maintain Housing:

- (1) **Housing Preferences:** The housing authority helps victims to obtain housing through the public housing program preference referred to in Section 3. A. (4) c. 2. Other Preferences – 25% of new admissions, within any fiscal year, for otherwise eligible applicants that are certified as nearing the satisfactory completion of a transitional housing program. In addition, under the Section 8 Program we administer a Family Unification Program whereby applicants who are certified as needing housing to keep the family together by the local Children and Youth Agency will be given preference for 19 rental subsidies (vouchers).
- (2) **Maintaining Housing:** In cases where a member of the tenant family is victimized by another member of the household, the victim will be permitted to remain in the home. If a protection from abuse order is issued against the abuser, the abuser will be required to leave the household.

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

Attachments

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

- A. PHA Management Organization Chart (pa022a08)
- B. FY2008 Capital Fund Program Annual Statement (pa022b08)
- C. 5-Year Action Plan for Capital Fund 2005-2010 (pa022c08)
- D. Capital Fund Performance Report for Period Ending 3/31/08 (pa022d08)
- E. Progress Report on Strategies in FY 2006 Annual Plan (10/1/06-9/30/07) (pa022e08)
- F. Assessment of Site Based Waiting List (pa022f08)

- G. Section 8 Drug and Violent Criminal Activity Policy (pa022g08)
- H. De-concentration Analysis of Family Sites, effective 4/08 (pa022h08)
- I. List of Resident Advisory Board Members and Name of Resident on the Housing Authority's Board of Commissioners (pa022i08)
- J. Certifications by Local Jurisdictions (City of York and County of York) of PHA Plans Consistency with the Consolidated Plans (Original will be mailed to HUD Field Office) (pa022j08)