

CITY OF YORK, PA
**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

2013



FEDERAL ENTITLEMENT PROGRAMS
**COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) & HOME INVESTMENT
PARTNERSHIP (HOME)**

CITY OF YORK, PA
**CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT (CAPER)**

2013

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for the
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CITY OF YORK, PENNSYLVANIA
**CONSOLIDATED ANNUAL PERFORMANCE
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INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) is for the City of York, Pennsylvania, an entitlement community receiving Community Development Block Grant (CDBG) Program funds and HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development. The CAPER documents the City's achievements through the use of these funds toward providing decent housing, creating suitable living environments, and expanding economic opportunity for low and moderate-income persons.

The report contains a narrative summary of 2013 programmatic accomplishments, the status of actions undertaken during the year to implement the City's overall strategy and a self-evaluation of progress made during the past year addressing priority needs and objectives.

The CAPER complies with the process established by the U.S. Department of Housing and Urban Development (HUD) housing and community development formula-based programs: Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME).

Success of the City's community development strategy relies upon a multi-faceted approach to provide livable neighborhoods and affordable housing to its residents. This effort will continue to rely on the partnership of public sector, private sector, and nonprofit entities and will utilize a combination of resources to finance affordable housing and economic development activities. Progress is measured by how well the City has addressed the priorities set forth in its Five-Year (2010-2014) Consolidated Plan and Fiscal Year 2013 (FY 13) Action Plan.

2013 RESOURCES

During the Fiscal Year 2013 grant period (January 1, 2013 through December 31, 2013), the City of York received federal entitlement grant resources as follows:

Community Development Block Grant (CDBG)	\$1,310,254
HOME Investment Partnership (HOME)	\$403,058
TOTAL	\$1,713,312

In addition, program income was generated from prior year activities and made available in FY 2013. Unallocated funds from prior years were also available in 2013. The totals of program income and unallocated funds available were as follows:

CDBG Program Income	\$90,508.20
HOME Program Income	\$51,267.25
TOTAL	\$141,775.45

The City reprogrammed resources from previous years were as follows: HOME \$45,000
CDBG \$398,000.

Combined, the total resources available during the fiscal year were: \$1,855,087.45.

2013 ACTIVITIES & BUDGETED ALLOCATIONS

Listed below are the allocations approved for the 2013 program year by activity and responsible agency.

2013 CDBG FUNDS AS BUDGETED

CDBG Projects Eligibility and National Objective Citations	Location	Funding Amount
Code Enforcement Provide systematic code enforcement in eligible areas of the City. 24 CFR 570.202(c) 24 CFR 570.208 (a)(1)(i)	City-wide	\$150,000.00
Acquisition/Delivery To be undertaken by the RDA or City to secure properties acquired until rehabilitation or demolition 24 CFR 570.201(d) 24 CFR 570.208 (b)(2)	City -wide	\$25,000.00

Clearance – Demolition/Delivery To be undertaken by the RDA or City to secure properties acquired until rehabilitation or demolition 24 CFR 570.201 (d) 24 CFR 570.208 (b) (2)	City -wide	\$30,000.00 Program Delivery \$5,000.00
Interim Assistance/Delivery Building Stabilization by RDA pending Rehab or demolition. 24 CFR 570.201(f) 24 CFR 570.208 (b)(2)	City-wide	\$30,000.00 Program Delivery \$5,000.00
Economic Development Community First – Micro enterprise and Small Business Development Loan Program 24 CFR 570.201 (o) 24 CFR 570.208 (a) (3)	City-wide	\$15,000.00
Facade Program Provide grants to homeowners to improve front of property 24 CFR 570.202 24 CFR 570.208(a) (3)	City-wide	\$50,000.00
Public Service York Health Bureau -HIV/STD Testing 24 CFR 570.201 (e)	City-wide	\$5,000.00
Public Service Community Progress Council –Homebuyer assistance program to Low Income clientele 24 CFR 570.201(e) 24 CFR 570.208 (a) (i)	City-wide	\$55,000.00
Public Service Human Relation Commission-Fair Housing enforcement and administration 24 CFR 570.206	City-wide	\$5,000.00
Gus’s Housing Rehabilitation Project	City-Wide	\$250,000.00
Public Improvements Public Works, sidewalks and curbs 24CFR 570.201 (c) 24 CFR 570.208 (a) (j)	City-Wide	\$369,907.00
Section 108 Loan Repayment Repayment of Section 108 loan	Housing and community facilities projects	\$371,696.00
Administration Program oversight and management including Citizen Participation and applications for other federal programs including, Planning, Mapping; Indirect cost allocation; Historic Reviews for Rehabilitation programs under Section 106 Programmatic Memorandum of Agreement 24 CFR 570.205, 24 CFR 570.206 (a) (b) (f)		\$341,651.00
Total		\$1,708,254.00
HOME Projects Eligibility and National Objective Citations	Location	Funding Amount
Community Progress Council/Delivery Homebuyer down payment and Closing cost		\$100,000.00 Program Delivery \$1505.00
CONE (CHDO)/Delivery Homes at Thackston Park	City-wide	\$282,747.00 Program Delivery \$1,000.00
Rental Rehabilitation Crispus Attucks	City-wide	\$20,000.00 Program Delivery \$2,500.00

24 CFR 92.205 (a)		
HOME Admin Funds Bureau of Housing Services for program management 24 CFR 92.207(a)(b)(c)(e)(f)(g)	City-wide	\$ 40,306.00
Total		\$448,058.00

LEVERAGED RESOURCES

1. Federal Funds

The City of York is a part of the York City and County Continuum of Care which was approved by HUD in June 2011. In June 2011, York County was approved by HUD to create a local County/City Continuum of Care (COC), thus officially seceding from the Central Harrisburg Region COC that it was a part of since 2005.

The purpose of the COC is to develop and implement a local 10 year strategy to end homelessness in York City and York County. In 2013 the COC recieved \$1,046,636 fund 7 projects.

The York City Housing Authority also administers the federal public housing and Section 8 programs in the City of York. YCHA received funds in 2013 in the amount of \$12,236,752 and Capital Grants Program funds in the amount of \$1,510,277.

The City of York committed HOME funds to a local CHDO (CONE) to construct 39 affordable housing units known as The Homes at Thackston Park. The project was awarded low income tax credits in 2012. Construction of the project was completed in the fall 2013.

2. Non-Federal

In addition to the federal entitlement funds received by the City of York, other sources of funding were used to help the City accomplish its housing and community development goals.

Via the PA DCED Elm Street program, the City of York secured a \$250,000 grant to to help fund the rehabilitation of the Gus’s project located in the Salem Square neighborhood on the West end of town. The funds were applied for and secured in 2013. The actual contract was not signed until January 2014. The Gus’s rehabilitation project continues the City’s effort and focus on transforming a problem area of the City into a vibrant and welcoming neighborhood. The City and other investors have invested millions of dollars into this neighborhood in the form of housing rehabilitation for rent and sale, street scaping, and street repairs. The Gus’s rehab project will continue the transformation in this community.

The Housing Authority continues to invest NSP 3 funds into the Old Towne East neighborhood. In 2013, the HA purchased two (2) properties from the York City Redevelopment Authority. The properties were rehabbed by Habitat for Humanity and are scheduled to be dedicated to an eligible family in the near future. This relationship between the Housing Authority and the Redevelopment

Authority has proven to be a great match. It will continue until the NSP 3 funds have been exhausted or the funds have been returned to the State.

The City of York set aside \$100,000 of 2013 HOME funds for down payment and closing cost assistance for the first time home buyer program. These funds are targeted to low to moderate income first time home buyers looking to purchase a home in the City of York. The City encourages and promotes the use of this program throughout the City to those interested and qualified buyers. The City is optimistic by the increase in number of home sales over the past year. We feel that this is an indication of a fiscal recovery taking hold, ultimately having a positive effect on our local economy as well as the housing market.

The Northwest Triangle Project

The land for the Phase II development of the Northwest Triangle project west of North Beaver Street bounded to the North and West by the Codorus Creek and abutting St. John's Episcopal Church at Gay Avenue consists of approximately 5.2 acres of developable land. In early 2012 the City through its Redevelopment Authority actively sought developers through an open request for proposals process. The earliest open cry for developers was in 2006 and resulted in an award to the development team of Kinsley/Enterprise as Master Developer for the site. With the advent of the market crisis in 2008 and advent of the worse recession of our generation Enterprise withdrew from the Phase II portion of the project.

The series of proposals that were born from that second offering included various high density mixed use, market-rate residential and retail projects. Notably a highly anticipated CODO 200 rental unit product of across two structures along the block face of North Beaver Street. This project was the result of careful evaluation of the successes of the CODO Development Group's previous developments in the City and the desire in the local marketplace for additional market housing in the context of the Central Business District in close proximity to several downtown amenities allowing residents the opportunity to walk to several destination draws that dot the landscape in the CBD such as Santander Stadium, the host of eating establishments through the business improvement district, and York's growing arts scene. CODO has entered into a redevelopment agreement with the RDA and is anticipated to commence construction in 2015.

The Authority continues to field various inquiries from developers, site selectors, and community stakeholders interested in the remaining parcelage at the site along the creek bend. Including the not limited to extending the Heritage Rail Trail from its current terminus at Lafayette Plaza along West Philadelphia Street through the site to the 150 acre John Rudy Park, further increasing the interconnectivity of the secondary roadways and completing the street grid between Pershing Avenue and North Streets, and additionally developing greenspace throughout the area. The end goal for the redevelopment area remains to increase the economic viability of future development projects, surrounding land values and the corresponding tax base, improve the overall jobs per acre ratio as touted in the original blight certification that noted the economically undesirable land use as the paramount concern due to the lack of efficiencies achieve with the prior industrial use of the site.

1. GENERAL REQUIREMENTS

A. Evidence of Public Notice for CAPER Review

Ads were placed in the *York Dispatch* and the *York Daily Record* newspapers notifying the community of the availability of the CAPER for public review beginning March 11, 2013. The advertisement included a notice that comments received through March 26, 2013, would be considered, providing a 15-day comment period. The notice and summary of comments received are found in appendices of this CAPER.

B. Assessment of Progress toward One- and Five-Year Goals / Performance Measurement

The Five-Year Plan describes several primary goals that would drive funding decisions for the period 2010 through 2014. The Annual Action Plan for 2013, the fourth of the five years, described actions to be undertaken to meet those goals.

The goals listed in the Five-Year Plan, presented under the separate headings of *Affordable Housing Goals* and *Non-housing Community Development Goals*, are shown below.

AFFORDABLE HOUSING GOALS
<ol style="list-style-type: none">1. Increase Homeownership2. Reduce Housing Blight, Deterioration3. Strengthen Neighborhoods4. Provide Safe and Accessible Housing
Non-Housing COMMUNITY DEVELOPMENT GOALS
5. IMPLEMENT THE <i>YORK STRATEGIC PLAN 2015</i> emphasizing economic development, public facilities and public services as high priorities and infrastructure as a medium priority.

The following tables depict accomplishments in three key areas toward one- and five-year goals:

1. To increase homeownership, between 2010 and 2014, the City of York hopes to assist 60 renters to become homeowners. Various programs will be used.							5-Yr Goal: 60 new homeowners & homeowner units
Program	Funding Source	2010	2011	2012	2013	2014	Cumulative Total
3/2 Program Downpayment and Closing Cost Assistance	HOME CDBG	8	13	8	16	0	45
Salem Square Project	HOME PHFA	0	16	0	0	0	16
							61

2. To reduce blight and deterioration and preserve the existing owner-occupied housing stock, between 2010 and 2014, the City of York hopes to assist 125 housing units, including those that are low income owner-occupied, with rehabilitation. Various programs will be used.							5-Yr Goal: 125 units
Program	Funding Source	2010	2011	2012	2013	2014	Cumulative Total
Housing Rehabilitation Program	CDBG HOME	18	25	2	0	0	45
RDA Property Acquisition, Disposition, Stabilization	CDBG	5	8	28	12	0	53
							98

3. To reduce blight and deterioration in rental housing, between 2010 and 2014, the City of York hopes to address code violations in 1200 rental-occupied housing units. Various programs will be used.							5-Yr Goal: 1200
Program	Funding Source	2010	2011	2012	2013	2014	Cumulative Total
Rental Rehabilitation ³	CDBG HOME	1271	1622	1334	4577		8804
Façade Improvement Program	CDBG				2		2
							8806

Changes in Accomplishment Objectives

There were no changes during FY 2013.

Performance Measurement

In recent years, HUD has emphasized the importance of performance measurement among all of its grantees. The framework HUD has developed connects the three priorities of decent housing, suitable living environments, and economic opportunity with three possible outcomes of improved access or availability, improved affordability, or improved sustainability.

	IMPROVED AVAILABILITY AND/OR ACCESSIBILITY	IMPROVED AFFORDABILITY	IMPROVED SUSTAINABILITY
DECENT HOUSING	DH – 1	DH – 2	DH – 3
SUITABLE LIVING ENVIRONMENT	SL – 1	SL – 2	SL – 3
ECONOMIC OPPORTUNITY	EO – 1	EO – 2	EO – 3

The tables on the following pages use these nine outcome measures to evaluate actions and accomplishments and to compare them against annual goals.

AFFORDABLE HOUSING GOAL #1:
INCREASE HOMEOWNERSHIP

In 2013, York improved the affordability of decent housing through its York Homebuyer Assistance Program (YHAP). Accessibility to decent housing was improved through housing counseling for first-time homebuyers. The Community Progress Council carried out both activities,

HUD PERFORMANCE MEASURES:

DH-2 (1)– improved affordability of decent housing

<u>AFFORDABLE HOUSING GOAL #1 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
First Time Homebuyer Counseling & Assistance	Provide counseling and down payment/closing cost assistance to low- and moderate-income first-time homebuyers.	HOME	Number of homebuyer's household receiving counseling and down payment/closing cost assistance.	2010	12	8
		CDBG		2011	12	13
				2012	12	8
				2013	12	16
	2013 Agent (or Subrecipient): Community Progress Council		DH-2 (1) Improved affordability of decent housing	2014	12	
		Multi-Year Accomplishment				

**AFFORDABLE HOUSING GOAL #2:
REDUCE HOUSING BLIGHT & DETERIORATION**

In 2013, York work to reduce housing blight and deterioration through a number of methods. Sustainability of decent housing was improved through Codes Enforcement and the City's Demolition program. Meanwhile access to decent housing was improved through support of the lead-based paint-testing program.

HUD PERFORMANCE MEASURES:

DH 3 (1) – improved sustainability to decent housing

SL 3 (1) – improved sustainability to suitable living environment

<u>AFFORDABLE HOUSING GOAL #2 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Codes Enforcement	Perform inspections on housing units in Low/moderate income neighborhoods.	CDBG	Number of inspected units which complaints are abated	2010	1200	1,271
				2011	1200	1,622
				2012	1200	1334
				2013	1200	4320
	2013 Agent (or Subrecipient): York City Department of Planning, Permits and Zoning		DH-3 (1), Improved sustainability to decent housing	2014	1200	
				Multi-Year Accomplishment		
Demolition Program	Demolish vacant, dilapidated buildings that are a threat to health and safety of various low/moderate income areas	CDBG	Number units demolished	2010	2	2
				2011	2	2
				2012	2	3
				2013	2	2
	2013 Agent (or Subrecipient): York City Redevelopment Authority		SL-3 (1), Improved sustainability of suitable living environment.	2014	2	
				Multi-Year Accomplishment		
Lead Paint testing Program	Support XRF machine maintenance for use in lead-based paint testing.	CDBG	Number of Persons enrolled and receiving services.	2010	50	59
				2011	50	N/A
				2012	50	N/A
				2013	50	N/A
	2013 Agent (or Subrecipient): Not funded City of York Department of Health		DH-3 (1), Improved sustainability to decent housing	2014	50	N/A
				Multi-Year Accomplishment		

**AFFORDABLE HOUSING GOAL #3:
STRENGTHEN NEIGHBORHOOD THROUGH HOUSING IMPROVEMENTS**

In 2013, York improved the sustainability of decent housing by funding the Redevelopment Authority's acquisition for rehabilitation. Cleaning and sealing dilapidated structures via the Interim Assistance program improved the sustainability of suitable living environments.

HUD PERFORMANCE MEASURES:

DH-3 (2)– improved sustainability to decent housing

SL 3 (1) – improved sustainability to suitable living environment

<u>AFFORDABLE HOUSING GOAL #3 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Acquisition Program	Acquire abandoned properties to resell for rehabilitation	CDBG	Number of units acquired	2010	2	1
				2011	2	3
			DH-3, Improved sustainability to decent housing	2013	2	1
				2012	2	
	2013 Agent (or Subrecipient): York City Redevelopment Authority			2014	2	
				Multi-Year Accomplishment		
Disposition Program	Convey Properties to private investors for rehabilitation	CDBG	Number units conveyed for rehabilitation	2010	2	0
				2011	2	0
			SL-3, Improved sustainability of suitable living environment	2012	2	0
				2013	2	
	2013 Agent (or Subrecipient): Not Funded York City Redevelopment Authority			2014	2	0
				Multi-Year Accomplishment		
Interim Assistance Program (VACANT HOUSING STABILIZATION)	Clean and seal vacant buildings owned by the City of York Redevelopment Authority	CDBG	Number of units receiving attention	2010	2	2
				2011	2	5
			SL-3, Improved sustainability of suitable living environment	2012	2	24
				2013	2	
	2013 Agent (or Subrecipient): City of York Department of Health			2014	2	
				Multi-Year Accomplishment		

AFFORDABLE HOUSING GOAL # 4
PROVIDE SAFE AND ACCESSIBLE HOUSING

In 2013, York improved the accessibility to decent housing for homeowners with critical systems repairs through the Single Family Owner-occupied Program. Vacant units were rehabilitated for rental via Crispus Attucks and HICDC also the units rehabilitated by YWCA and YCDC for home ownership

HUD PERFORMANCE MEASURES:

DH 3 (1) – improved sustainability to decent housing

DH-1 (1,2) Improved availability and accessibility to decent house

* Units were completed in 2011. They are on the market for sale.

** Units were scheduled for completion in 2010, but were not completed until 2011.

<u>AFFORDABLE HOUSING GOAL #4 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>			
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>	
Single Family Owner - Occupied Program	Assist homeowners with immediate structural needs such as roof, heating & electrical system repairs.	CDBG	Number of owner-occupied housing units rehabbed.	2010	25	18	
				2011	25	25	
				2012	25	2	
				2013	25	N/A	
	2013 Agent (Subrecipient): York City Bureau of Housing Services			DH-3 (1), Improved sustainability to decent housing.	2014	25	N/A
					Multi-Year Accomplishment		
Housing Rehabilitation Program	Rehabilitate housing units for homeownership by low/moderate income households.	HOME	Number units rehabilitated.	2010	1	0	
		PHFA		2011	N/A	2*	
				2012	N/A		
				2013	N/A		
	2013 Agent (or Subrecipient): Not Funded YWCA			DH-1 (1) Improved accessibility to decent house.	2014	N/A	
					Multi-Year Accomplishment		
Rental Rehabilitation	Rehabilitate housing units for rental occupancy by low/moderate income households.	HOME	Number units rehabilitated.	2010	1	0	
				2011	N/A	2**	
				2012	N/A		
				2013	N/A		
	2013 Agent (or Subrecipient): Crispus Attucks			DH-1 (2) Improved accessibility to decent house	2014	N/A	
					Multi-Year Accomplishment		

AFFORDABLE HOUSING GOAL # 4
PROVIDE SAFE AND ACCESSIBLE HOUSING

Continue: DH-1 (1) Improved availability and accessibility to decent house.

<u>AFFORDABLE HOUSING GOAL #4 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
New Housing Construction/Rental	New construction of rental units	HOME	Number of new rentals and for sale units constructed by CONE & HICDC.	2010	45	0
				2011	n/a	
				2012	n/a	
				2013	67	67
	2013 Agent (Subrecipient): CONE/Homes at Thackston Park Pirhl/George Street Commons. Rental Developments.		DH-1 (1,3) Improved availability & accessibility to decent housing.	2014	0	
		Multi-Year Accomplishment				67
Housing Rehabilitation and New Construction	Rehabilitate vacant housing units & new construction for home-ownership by low/moderate income households	HOME	Number units rehabilitated and constructed.	2010	1	0
		PHFA		2011	N/A	16*
				2012	N/A	
				2013	N/A	
	2013 Agent (or Subrecipient): YCDC/Homeownership		DH-1 (1) Improved availability & accessibility to decent house.	2014	N/A	
		Multi-Year Accomplishment				16

* 11 properties were rehabilitated and 5 new constructions completed for homeownership. Properties are on the market for sale.

Continue: DH-3 (2) Improved sustainability to decent housing.

<u>AFFORDABLE HOUSING GOAL #4 SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Rental Rehabilitation	Rehabilitation of common areas of the 59 SRO	CDBG	Number of structures rehabilitated. DH-3 (2), Improved sustainability to decent housing.	2010	1	0
				2011	N/A	1*
				2012	N/A	
				2013	N/A	
	2013 Agent (Subrecipient): Dutch Kitchen			2014	N/A	
	Multi-Year Accomplishment					1
Rental Rehabilitation	Rehabilitation of units for mentally ill tenants	CDBG	Number units rehabilitated DH-3 (2), Improved sustainability to decent housing	2010	2	0
				2011	N/A	2**
				2012	N/A	
				2013	N/A	
	2013 Agent (or Subrecipient): Bell Housing Services/Bell Socialization Inc.			2014	N/A	
	Multi-Year Accomplishment					2

AFFORDABLE HOUSING GOAL # 4
PROVIDE SAFE AND ACCESSIBLE HOUSING

- * Rehabilitation completed in 2011.
- ** Rehabilitation of units completed in 2011.

OTHER HOUSING ACTIVITIES

HOME funds were also allocated to the Community Progress Council to administer the York Housing Assistance Program. Additionally, the City relied on Historic York, Inc. to perform historic reviews for rehabilitation programs under the *Section 106 Programmatic Memorandum* guidelines. This ensures that historic resources are protected when housing units are rehabilitated.

NON-HOUSING COMMUNITY DEVELOPMENT ACTIVITIES

In addition to housing activities, community development goals were also furthered in 2013. The tables on the following pages chart York’s non-housing actions and accomplishments relative to HUD’s prescribed performance measurement system.

NON-HOUSING COMMUNITY DEVELOPMENT GOALS
High Priorities: Economic development, public facilities, and public services
Medium Priorities: infrastructure improvements

ECONOMIC DEVELOPMENT: In 2013, the City of York continued in its efforts to improve economic opportunity through the Community First Fund’s Micro-Enterprise loan program.

HUD PERFORMANCE MEASURE:
EO-1(1) – improved availability/accessibility of economic opportunity (

<u>COMMUNITY DEVELOPMENT GOALS SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Economic Development	Provide funding for micro-enterprise business development; technical assistance and access to Capital	CDBG	Number of jobs created, retained	2010	21	40
				2011	21	27
			EO-1(1), Improved availability/accessibility of economic opportunity	2012	21	49
				2013	21	25
				2014	21	
	2013 Agent (or Subrecipient): Community First Fund			Multi-Year Accomplishment		141

PUBLIC FACILITIES/INFRASTRUCTURE: Accessibility to a suitable living environment was improved through public facilities improvements including the Martin Library, YWCA, infrastructure and parks.

HUD PERFORMANCE MEASURE:
SL-1 – improved accessibility to a suitable living environment

<u>COMMUNITY DEVELOPMENT GOALS SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Public Facility Improvements	Self-check out stations to served York City residents	CDBG	Number of clients benefiting by improvement. <hr/> SL-1 (1), Improved accessibility to suitable living environment	2010	4,042	4,042
				2011	n/a	0
				2012	n/a	0
	2013 Agent (or Subrecipient): Not funded Martin Library		2013	n/a	0	
			2014	n/a	0	
	Multi-Year Accomplishment					4,042
Public Infrastructure Improvements	Street improvements in low- and moderate-income areas.	CDBG	Number of persons benefiting by improved access <hr/> SL-1(1), Improved accessibility of suitable living environment	2010	40,004	40,004
				2011	22,648	22,648
				2012	3,683	3,683
				2013	8616	8616
	2013 Agent (or Subrecipient): City of York, Public Works		2014			
		Multi-Year Accomplishment				
Public Infrastructure Improvements	Streetscaping and repaving on S. Pine Street.	CDBG	Number of persons benefiting by improved access <hr/> SL-1, Improved accessibility of suitable living environment	2010	1,295	1,295
				2011	3,722	3,722
				2012	7967	7967
				2013	0	0
	2013 Agent (or Subrecipient): City of York, Public Works		2014			
		Multi-Year Accomplishment				
Public Park Improvements	Park improvement Memorial and Penn Parks	CDBG	Number of persons benefiting by improved access <hr/> SL-1, Improved accessibility of suitable living environment	2010	3,873	3,873
				2011	1,324	1,324
				2012	1984	1984
				2013	0	0
	2013 Agent (or Subrecipient): City of York, Public Works		2014			
		Multi-Year Accomplishment				

PUBLIC SERVICES: In 2013, accessibility of economic opportunities and suitable living environments were made more available/sustainable via funding for multiple public services.

HUD PERFORMANCE MEASURES:

EO-1 (1), Improved accessibility of economic opportunity

SL-3 – improved sustainability of a suitable living environment

<u>COMMUNITY DEVELOPMENT GOALS SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPEC TED NUMB</u>	<u>ACTU AL NUMB</u>
Public Service: HIV Testing	Provide HIV testing and counseling to low- and very low-income City residents.	CDBG	Number of persons tested SL-3 (1), Improved sustainability of suitable living environment	2010	100	100
				2011	100	103
				2012	100	107
				2013	100	115
	2013 Agent (or Subrecipient): City of York, Bureau of Health		2014	100		
	Multi-Year Accomplishment					425
Public Service: Literacy Council ESL Program	Conduct English-as-a-Second-Language classes	CDBG	Number of persons enrolled in ESL classes EO-1 (1), Improved accessibility of economic opportunity	2010	50	95
				2011	50	N/A
				2012	50	N/A
				2013	50	N/A
	2013 Agent (or Subrecipient): Not Funded York County Literacy Council		2014	50		
	Multi-Year Accomplishment					95
Public Service: Services to the Latino Community	Bi-lingual case manager	CDBG	Number Persons served by program. EO-1 (1), Improved accessibility of economic opportunity	2010	200	1531
				2011	N/A	N/A
				2012	N/A	N/A
				2013	N/A	N/A
	2013 Agent (or Subrecipient): Not funded Spanish American Center		2014	N/A	N/A	
	Multi-Year Accomplishment					1531
Public Service: Fair Housing	Fair housing enforcement and education	CDBG	Number of persons served by program. DH-1 (1), Improved accessibility to decent housing	2010	200	421
				2011	200	118
				2012	200	158
				2013	200	87
	2013 Agent (or Subrecipient): Human Relations Commission		2014	200		
	Multi-Year Accomplishment					784

<u>COMMUNITY DEVELOPMENT GOALS SPECIFIC ACTIVITIES</u>	<u>2013 OBJECTIVE</u>	<u>FUNDING SOURCE</u>	<u>PERFORMANCE INDICATOR(S)</u>	<u>5 YEAR PLAN</u>		
				<u>YEAR</u>	<u>EXPECTED NUMBER</u>	<u>ACTUAL NUMBER</u>
Public Service: Community Policing Program	Provide Community Policing to deter crime and drug activity L/M West end neighborhood.	CDBG	Number of l/m persons served by increased police protection. SL-3, Improved sustainability of suitable living environment	2010	3,729	3,729
				2011	N/A	N/A
				2012	N/A	N/A
				2013	N/A	N/A
				2014	N/A	N/A
	2013 Agents (or Subrecipients): Not funded City of York, Police Department	Multi-Year Accomplishment			3,729	
Public Service: Emergency Shelter Services	Provide emergency shelter and services for homeless persons	CDBG	Number of person served by program. DH-1 (1), Improved availability to decent housing	2010	500	598
				2011	500	N/A
				2012	500	N/A
				2013	500	N/A
				2014	500	N/A
	2013 Agent (or Subrecipient): Not funded Bell Socialization	Multi-Year Accomplishment			598	
Public Service: Rental Assistance Program	Provide rental assistance to help the homeless and near homeless secure and or maintain housing.	CDBG	Number of persons served by program. DH-2 (1), Improved affordability to decent housing	2010	650	2,345
				2011	650	1,797
				2012	650	N/A
				2013	650	N/A
				2014	650	N/A
	2013 Agent (or Subrecipient): Community Progress Council	Multi-Year Accomplishment			4,142	

Affirmatively Furthering Fair Housing

The U.S. Department of Housing and Urban Development (HUD) requires entitlement jurisdictions receiving Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds to develop a Fair Housing Plan. As a recipient of these funds, the City of York is required to implement this Plan to “affirmatively further” fair housing. Affirmatively furthering fair housing has been interpreted to include three (3) actions:

1. Periodically conduct an Analysis of Impediments to Fair Housing Choice (AI) to identify barriers to housing choice and equal housing opportunity;
2. Design and implement a fair housing “action plan” that corresponds and responds to AI “findings;” and
3. Maintain a record of fair housing “Action Plan” activities and outcomes.

In 2009, the City of York updated its Fair Housing Analysis of Impediments (AI) and made recommendations to combat a list of impediments to fair housing choice. This updated plan provides the following recommendations for actions that the City should administer over the next five years:

1. **To close the gap on homeownership for non-White households, the City of York Bureau of Housing Services should continue to use the City’s HOME and CDBG funds to support its First-time Homebuyer Assistance Program and rental assistance programs.**
2. **To close the gap on employment, the City of York Bureau of Housing Services should continue to use a portion of the City’s CDBG funds to fund the Micro-Enterprise Assistance Program and should fund other economic development initiatives if resources are available.**
3. **To address the need for affordable housing, the City should continue to support rehabilitation, new construction, and financial assistance for both rental and for-sale housing through its CDBG and HOME programs.**
4. **To address the under representation of persons from protected classes on Boards and Authorities, annually, the City of York should schedule a recruitment period for new board and commission applicants, with an emphasis on members of the protected classes.**
5. **To ensure the City’s zoning code means the Fair Housing Act, the City is currently working on finalizing a draft ordinance and should revise the ordinance in compliance with fair housing laws before adoption.**
6. **Improved fair housing education and outreach, possibly coordinated by the York City Human Relations Commission, is needed. Fair housing events, such as the Annual Fair Housing Summit, should continue to occur.**
7. **The City needs to address the identified barriers to the creation of affordable housing: lack of coordination in the code enforcement process, inconsistency in review and lack of enforcement by the York Historic Architectural Review Board, an inefficient and arbitrary zoning permitting process, and a backed-up City licensing procedure.**

The plan further suggests actions that could be undertaken by the private sector:

***Proposed Action 1:* Because credit history is a major reason for denial of home mortgage applications in the City, there are opportunities for lenders to focus on the problem and work with applicants to address the concern.**

***Proposed Action 2:* Homeownership education programs should be continued and expanded.**

***Proposed Action 3:* Periodic monitoring of Home Mortgage Disclosure Act (HMDA) data should be performed to determine if discrimination continues to occur against Black and Hispanic applicants.**

During 2013, the following actions were taken to further fair housing in York.

- **Support for York City Human Relations Commission:** The Commission continued to perform services for purposes of fair housing complaint adjudication and complaint investigation. In 2013, the HRC responded to 153 intakes through 4 quarters. A total of 87 of those intakes were initiated by York City residents. A total of 36 intakes were directly related to housing issues. The Commission continues to offer education and training programs related to housing and workplace discrimination. Programs include the first time homebuyer workshops, radio-television spots, 2014 Housing Summit and lead agency during fair housing month and other activities that benefit the City of York as far as Fair Housing is concerned.
- **Publicize Reasonable Accommodation:** Building permits contained language concerning the importance of accessibility improvements and reasonable accommodation.
- **Supportive Housing Services at the County Level:**
 - The continuum of care program is designed to promote community wide planning and strategic use of the resources to address homelessness; improve coordination and intergration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and proformance measurements; and allow each community to tailor its programs to the particular strengths and challenges with that community. It is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and provide the services needed to help such individuals more into transitional and permanent housing, with the goal and long term stability.
 - Through the Continuum of Care, the homeless provider agencies and other countywide agencies have collaborated to provide emergency, transitional and permanent supportive housing. Homeless individuals and families in shelters and bridge housing receive services through the York County Human Services Department, ACCESS York, Inc. and Bell Socialization Services, Inc. Additionally, the Community Progress Council provides rental

assistance to prevent homelessness. The Community Progress Council Homeless Case Management Program provides shelter nights and case management services. Much of the work for the Continuum of Care is coordinated with the Emergency Food and Shelter Advisory Committee, which is comprised of representatives from provider agencies.

Affordable housing development: In 2013, the City of York Bureau of Housing Services in partnership with area developers completed two (2) major rental projects in the City. HOME funds in coordination with Tax credits and private investment were used to fund the George Street Commons project and the Homes at Thackston Park. The George Street Commons project is a multi family L-M income development located just south of the downtown business district. Currently completed and rented up, the development contains four (4) town home type buildings that have 28 individual 2 and 3 bedroom units, a club house and management offices. The development was completed in October 2013.

The Home at Thackston Park is a brownfield reclamation project funded with HOME funds and Tax credits located on the West end of town. The development sits on 4.5 acres of land. Completion of this project occurred the fall of 2013. There are 39 individual 3 and 4 bedroom townhome units, all benefiting L-M income individuals and families. The project is 85% rented up and is expected to be at 100% by April 2014. .

- **Credit Counselling Repairs:** The Community Progress Council provides credit repair and counseling for clients seeking to purchase a home, but due to credit issues are not able to secure a mortgage. The Community Progress Council provides First time homebuyer education on behalf of the City of York. Clients identified as needing credit repair in order to secure a mortgage are encouraged to take advantage of this service. In the 2013 program year, 89 City residents took advantage of this service. The racial make up is as follows: Black – 25, Hispanic –39, White – 24 and 1 Pacific Islander. There were 52 males and 37 females all low to moderate income City residents. The City recognizes this process could take a number of years before credit is repaired to the extent that the client can actually obtain a mortgage.

Mortgage Foreclosure Events: The City of York partnered with Opportunity, Inc. to sponsor one (1) foreclosure events in 2013. The event was held in the summer 2013. The events continued its uniqueness by having banks and mortgage companies on site to meet with families facing foreclosure. Representatives from the lending institutions had the authority to resolve the delinquency on the spot.

Minority and Women Owned Businesses: On April 23, 2013, the City hosted its 2nd annual Minority and Women Owned business luncheon. Growing diverse business in the City of York in a priority of the Bracey administration. The event provided an opportunity for 160 community business owners to meet, network, exchange ideas and build new relationships. Also gain insight on strategies for growth within their prospective businesses. Ed “The Rain Man” Robinson was the keynote speaker. Expanding upon opportunities to provide networking and business sustainability within the City of York for minority and women owned businesses will serve as the foundation for the initiatives growth in 2014.

Latino Summit: The 2nd annual Latino Summit was held On September 13, 2013. Mayor Bracey in collaboration with the York County Hispanic Coalition hosted the 2nd annual Latino Summit. Maria Montero from the Governors Advisory Commission on Latino Affairs was the keynote speaker. In an effort to foster continued dialogue and inclusion in York City government affairs, Mayor Bracey hired a Latino Services Coordinator to help bridge the gap between the Latino Community constituents and City government. The Coordinator will act as the liaison between City government and the Latino community on such important matters such as quality of life issues, crime, slum and blight, economic development, affordable housing and any other relevant issue. Seeking increased involvement and representation from the Latino Community will continue to be a priority moving forward.

FaithNet: FaithNet was held July 23, 2013 with a total of 90 people in attendance. Sponsored by the Black Ministers Association, FaithNet brought the faith community together to discuss strategies and remedies to improve the quality of life issues Facing the York Community, making it a better place to live and work. Bishop Nathan Baxter from the Episcopal Diocese of Central Pennsylvania was the Keynote Speaker.

Under Representation of Persons from Protected Classes on Boards and Authorities: Mayor Bracey recognizes and understands the importance of diversity on Board and Authoritys. She has made a concentrated effort to recruit and fill openings with individuals that reflect the demographics of the City. The Mayor has reached out to many minority and non-minority professional organizations in an effort to find individuals capable of filling various positions on City boards, authoritys and commissions. Organizations such as the York County Black Golfers Association, The Harrisburg Chapter of the Links, Inc., York College, Harley Davidson, the Alumnae Chapter of Sigma Gamma Rho Sorority, the Jewish Community Center, York County Hispanic Coalition to name a few and a reliance on her personal rolodex has helped diversify many of the City Boards, Authoritys and Commissions. There is still work to be done, but we are making progress.

C. Affordable Housing Actions for Extremely Low and Low-Moderate Income Renters and Owners

The City of York's 2013 Action Plan had a goal of helping low- and moderate-income homeowners and renters. The City has implemented a variety of programs designed to increase the level of homeownership in the community and provide stability and improvement for its low-to-moderate income neighborhoods and citizens. Activities include homeowner rehab assistance, rental rehabilitation, new housing construction, down payment and closing cost homebuyer assistance, and homebuyer training. The table below highlights several of these activities, their accomplishments, and the income status of those who benefited relative to median family income (MFI).

<u>ACTIVITY</u>		<u>VERY LOW INCOME</u> 0-30% MFI	<u>LOW INCOME</u> 31-50% MFI	<u>MODERATE INCOME</u> 51-80% MFI	<u>OVER 80% MFI</u>
York Homebuyer Assistance Program	16 loans settled	1	8	7	0
Owner Occupied Rehab Assistance	2 rehabs completed		0		0
TOTAL COMPLETIONS		1	8	7	0

- 6 female head of household participated in the homebuyer assistance program.

Demographic data on participants in the above programs is as follows:

	<u>ASIAN</u>	<u>BLACK</u>	<u>WHITE</u>	<u>OTHER</u>	<u>HISPANIC</u>	<u>NON-HISPANIC</u>
York Homebuyer Assistance Program	0	2	6	0	8	0
Rehab Assistance	0	0	0	0	0	0

The City of York Redevelopment Authority (RDA) owns the properties acquired, demolished and stabilized properties.

Dispose properties status:

There were no properties disposed of in 2013.

0 Property Acquired RDA	
12 Properties Stabilized RDA	See Attached
2 Properties Demolished RDA	402 W. Maple 404 W. Maple

0 Properties Disposed RDA	
1 Structures Rehabbed for Rental Crispus Attucks	616 S. George Street
0 Structures Rehabbed for Sale	

D. Continuum of Care Progress to Help Homeless People

Since York City and York County joined the Central-Harrisburg Region CoC in 2005-2010, a total of \$6,168,010 in the McKinney –Vento Homeless Assistance funding was received through the following programs: Supporting housing grants (SHP) Shelter plus Care and Sections 8 moderate rehabilitation single room occupancy.

In 2011 to date, York City- York County moved away from the CH regional process and became a single county (CoC) via HUD approval in June 2011. The approval marked the establishment of the York City and County Continuum of Care PA512. This change is reflected in the amount of funds coming into the County below. This change also provides York with the ability to do more local planning that made sense for the population and demographics of York specifically.

In 2013, HUD made funding awards totaling 1,046,636 in direct grants to five County service providers and two awards to County departments:

1. Bell Socialization-\$32,362 (SHP/PH) 1 year grant renewal permanent housing;
2. Bell Socialization-\$276,888 (SHP/PH) New project funding for permanent housing;
3. Turning Point Interfaith Mission- \$322,748 (SHP). 1 year renewal for continued operation of a scattered-site based permanent supportive housing program for homelessness persons with disabilities. This program has merged with the permanent supportive housing for chronic homelessness.
4. YWCA of York and York County- \$90,682 (SHP). 1 year grant renewal for the YWCA Homeless Outreach Program;
5. YWCA of York-\$150,870 (TH). 1 year renewal transitional housing project;

6. York County- \$149,482 (SHP/HMIS). 1 year renewal for operation and administration of York City and County Homeless Management Information Systems (HMIS).
7. York County- \$19,604 (SHP/HMIS). 1 year Planning Grant to assist the CoC transitioning to Heart policies.

E. Other Actions and Accomplishments

i. To Eliminate Barriers to Affordable Housing

The Five-Year Plan identifies barriers to affordable housing as housing condition and economic ability of households to purchase housing. The age and condition of much of the housing stock that is affordable to lower income households result in limited choice. The ability of individuals to become homebuyers was limited by poor credit, lack of communication between the real estate and lending community and the low-income population, and lack of real value appreciation in city real estate.

In 2013, The City continued to access the need for affordable Artists' living and working spaces. A market study to determine need is scheduled for completion in February 2014. The market study focus area is York City and County, surrounding counties and as far south as Baltimore MD. Should the study determine that there is a need for such a project, the City and Artspace will move forward with the next steps in project development in the coming years. City and Artspace officials have toured vacant buildings and seen vacant lots where a project of this magnitude could be developed.

ii. To Fill Gaps in Local Institutional Structure

The Bureau of Housing Services administers the CDBG and HOME programs. The Bureau's ability to oversee these programs have has increased tremendously over the past few years. Key staff people have remained on the job providing stability in the Bureau. Unfortunately we lost 1 person due to finding another job. Current staff are making adjustments to ensure continued success of both the CDBG and HOME programs in the City of York.

There continues to be a significant amount of cooperation between City government, County government, non-profit agencies and others in the provision of services and the implementaion of activities.

The City continues its agreement with York County Planning to provide First Time Homebuyer inspections resulting in uninterrupted servicees for that particular activity. Bureau staffers often meet with their counter parts at

County Planning to discuss issues facing both offices and discuss projects and activities that they both have interests in seeing to fruition.

The Department of Community Development continues to operate under the leadership of the Director of Economic and Community Development. Shilvosky Buffaloe is currently the Interim Director. This Department includes the Bureau of Housing Services, the Bureau of Health, and the Bureau of Permits, Planning, and Zoning. A Deputy Director who reports to the Director heads each of the three bureaus.

The Deputy Director for the Bureau of Housing Services has the direct responsibility for the oversight and management of the CDBG and HOME programs for the City of York. The Bureau of Housing Services consists of 3 employees who are responsible for program delivery for all activities.

Several local organizations are actively engaged in the provision of housing and housing services. These include the YMCA CDC (YCDC), the York Area Development Corporation (YADC), and Creating Opportunities in Neighborhood Environments (CONE). Numerous neighborhood councils provide insight into neighborhood issues and concerns. The City actively seeks participation from area agencies to enhance the impact of activities.

iii. To Improve Public Housing and Resident Initiatives

Social Services Programs

A fulltime caseworker provided services four days per week for residents at York Housing Authority's (YHA) 281-unit Broad Park Manor campus and one day per week to the residents of the 200-unit York Towne House, a site managed by YHA. The focus is on those services and supports that promote independent living for the elderly and younger persons with disabilities. Services included case management for individual residents, involvement with the County's Senior Companion Program; work with active site-based Resident Councils; arrangement of various presentations about entitlements; coordinated available flu vaccinations with York City Health; discounted food applications and coordination; referrals to needed community services, etc.

The Wellness Center at Broad Park Manor remained open and continued to evolve in its 14th year of operation. YHA enjoys a very successful collaboration with York College of Pennsylvania's Department of Nursing. Advanced clinical nursing staff and senior level nursing students offer a variety of wellness related activities and services. The center is open two days per week from 8:00am – 4:00pm. The college obtained local funding that allowed the center to remain operational during school breaks, albeit with fewer personnel. During 2013, the Wellness

Center at Broad Park documented hundreds of visits, points of service to the Broad Park and Smyser residents. Additionally, YHA continued its partnership with White Rose Senior Center (WRSC). Over 40% of our residents receive services through WRSC.

The Jefferson Center is also the home base for a second Wellness Center, (JRC-WC), a collaboration between YHA and the York College Department of Nursing. This program is in its ninth year of operation. The Center works in collaboration with the YHA Social Services department to provide a combined wellness checkup and social and case management to YHA residents. The JRC-WC was operational two days a week from 8:00am to 4:00pm at the Jefferson Center. Additionally the JRC-WC provides services to housing sites outside of YHA a third day a week as well. YHA residents have the opportunity to meet with the nurses on both days. The students and nursing instructors conducted outreach and provided services to three public housing community sites (382 units). Many of the patient cases are ongoing and carry through from one semester to the next to provide continuity of care for residents experiencing chronic health issues. Nearly 2,000 individual encounters occurred during 2013. In addition, over 2000 encounters occurred during group interventions. Group level services include blood pressure screening, exercise classes, diabetes education groups, health fairs, National Night Out, pet therapy, flu vaccine clinics and nutrition classes.

In February 2013, A Service Coordinator was hired and fulfilled the vacancy at three county-based sites for elderly and individuals with disabilities at Springfield Apartments (West Manchester Twp), Stony Brook Manor (Springettsbury Twp.) and The Fairmont (Fairview Twp.). Social service staff provided case management services and supports that promote independent living for the elderly and younger persons with disabilities. Workshops were provided to promote health, educate residents on relevant concerns and to encourage community involvement. Our five complexes total 560 apartments; services included case management for individual residents, involvement with the County's Senior Companion Program; work with active site-based Resident Councils; arrangement of various presentations about entitlements; coordinated available flu vaccinations with York City Health; blood pressure/weight checks, referrals to needed community services, etc.

A third fulltime caseworker provided services to the City-based family units and county scattered site family units. Many referrals are generated by the public housing management staff and the resident initiatives coordinator to address complex psycho-social issues that impact the families' self-sufficiency efforts. There are 1066 units located throughout York City and the County at large.

YHA continued to provide many economic self-sufficiency related opportunities for residents of public housing and Section 8: the Family Self-Sufficiency Program has 40 slots for those in Section 8 and 25 slots for those in Public Housing. This program offers the opportunity for individuals to save money in an escrow account based upon meeting pre-establish goals and increases in earned income and rent. Past escrow checks have ranged from a few hundred to several thousand dollars. The Housing Authority of the City of York (HACY) had strong participation and enrollment in the HCV-FSS program in 2013. Of the 40 HUD-approved slots, the HCV-FSS program held an 82% participation rate with thirty-three slots filled in 2013. Outreach to all 1542 HCV recipients was provided on a routine bases for both the HCV-FSS program and home ownership opportunities. We had our first successful home owner in 2013. Three participants graduated in

2013 with a total combined escrow disbursement of \$5,759. As of 1/1/14 the HCV FSS program has \$29,957 in accumulated escrow. 47% of current enrollees are escrowing at a monthly rate of \$2,541. The public housing FSS program also experienced a graduate to home ownership. While maintaining a 40% enrollment, the program experienced a spike in enrollment towards the end of the year with 6 new participants. Additionally, three participants graduated from the FSS program in 2013.

In 2013, YHA continued its partnership with the York County School of Technology (YCST) to provide Adult GED classes to York City residents at the Jefferson Center. The program is staffed by a certified teacher and offers support, tutoring, GED preparation and job search two days a week. YCST experienced a spike in attendance and student learning hours and averaged 40 visits and 85 student learning hours per month [in 2013]. Attendance progressively increased due to successes and word of mouth. The Jefferson Center continues to provide an array of programming for YHA residents. Some events in 2013 included: health fair, holiday celebrations, food distributions, back to school give-away, GED classes, girl scouts, blanket distribution and seminars/workshops to enrich and educate the lives of our residents.

"The Communicator", a quarterly newsletter advising residents of various YHA self-sufficiency programs, community services, programs and opportunities, is distributed to all residents of YHA. There are 1066 public housing units and 1502 Housing Choice Vouchers; every household receives information about the Family Self-Sufficiency Program during their annual inspection/recertification or when they are a new admission. *"The FSS newsletter"* is also distributed (quarterly) to all FSS residents in PH and Section 8. This newsletter covers community resources, FSS news (graduations, new enrollees, participant numbers) and useful tips on money management and financial freedom.

A full-time Resident Initiatives Coordinator (RIC) works daily with residents in public housing to bring events and programs to our residents. National Night Out held in the summer of 2013 was a success and several residents volunteered for this event. Additionally, the RIC holds monthly meetings at all of the inner city developments – Wellington, Parkway and Codorus. Residents meet to discuss community concerns, safety, plan events and strategize on ways to improve their community. Monthly events are provided, a good majority at the Jefferson Center. Programming is geared towards children and families. In 2013, we held a flu clinic, health fair, holiday celebration that included free toys from Toys for Tots and free blankets through the York Rescue Mission, food distributions and smoking cessation support.

YHA hired for the provision of budget and financial counseling services for Public Housing. In 2013 YHA provided 94 points of service to residents in public housing. Eligible residents in public housing who are experiencing concerns with late rent payments are assisted by the budget counselor to enter into re-payment agreements with the respective management offices. Additionally all residents of public housing [and Section 8 FSS participants] have the opportunity to meet with a budget counselor to work on financial/budgeting and improve on credit scores.

iv. To Reduce Lead-Based Paint Hazards

During 2013, the Lead Safe Work Practices requirements were enforced in the housing programs of the department. The Lead Poisoning Coordinator is responsible for performing Lead-based Paint testing and Risk Assessments for all rehabilitation activities.

In an effort to address the City’s goal to “create healthy, safe, and attractive neighborhoods,” the Bureau of Health administered the Childhood Lead Poisoning Prevention Program through June 2013 when funding for the program ended. It was determined through census information which neighborhoods are more likely to have children exposed to lead hazards. The staff conducted door-to-door testing of children in these neighborhoods of which are low-moderate income families. During any given contract year, approximately seven percent of the children screened for lead poisoning are lead poisoned. Through June 2013, 930 children under the age of six were screened. Of those screened 178 children tested with a reference level at or above the national lead levels. There were 17 new cases of lead poisoning identified.

From June through the end of the year, the Health Bureau entered a contract with Penecle Health Systems to administer the Lead and Healthy Homes contract. In this program 7 City children were tested resulting in 3 confirmed cases of lead poisoning

v. To Reduce Poverty

Anti-poverty strategies identified in the Five-Year Plan focuses on education and employment opportunities and housing. The Neighborhood Enhancement strategy addresses poverty and includes the Neighborhood Employment Centers Initiative. The objective is to retain employment opportunities for residents within their neighborhoods or surrounding neighborhoods. The Workforce Development Initiative focuses on raising basic skill levels and the quality of the workforce through partnerships with job training programs and local employers.

Harkin Builders, contractor for the Thackston Park was involved with City wide community based organizations in an effort to generate interest in employment opportunities for City residents in particular residents of the neighborhood where the Thackston Park project construction was taking place. Harkin Builders held a jobs fair at the Codorus Homes Community Center and the Jefferson Center to attract individuals from the community interested in employment opportunities. The City was very pleased with the minority and female participation that occurred in the development of the project.

vi. To Ensure Compliance with Program and Planning Requirements

The Bureau of Housing Services (BHS) carries out an annual subrecipient Monitoring Plan. The objectives of the Monitoring Plan are:

- To ensure compliance with Federal statutory and regulatory requirements for CDBG and HOME Programs.
- To ensure that funds are used effectively and for the purpose for which they were made available.
- To enhance the administrative and management capabilities of sub-recipients through training, orientation and technical assistance.
- To ensure production and accountability.
- To evaluate organizational and project performance.

The City of York met the HUD timeliness requirements in 2013.

The City uses several approaches to achieve subrecipient compliance. These include, but are not limited to orientation, technical assistance, program management, record management, and program monitoring.

BHS performed financial and programmatic monitoring through reviews of requests for reimbursement, activity reports, and client benefit reports. The reports document subrecipient progress, compliance with funding agreements, and numbers and characteristics of beneficiaries. Maintaining complete and accurate project files is an important aspect of program monitoring.

The purpose of the monitoring visits is to determine whether the agency implemented and administered CDBG/HOME funded activities according to all applicable Federal requirements. This includes monitoring construction projects subject to Section 3, Davis-Bacon Wage Rates, Minority and Women-Owned businesses, Housing Quality Standards, Section 504/ADA, and other federal requirements.

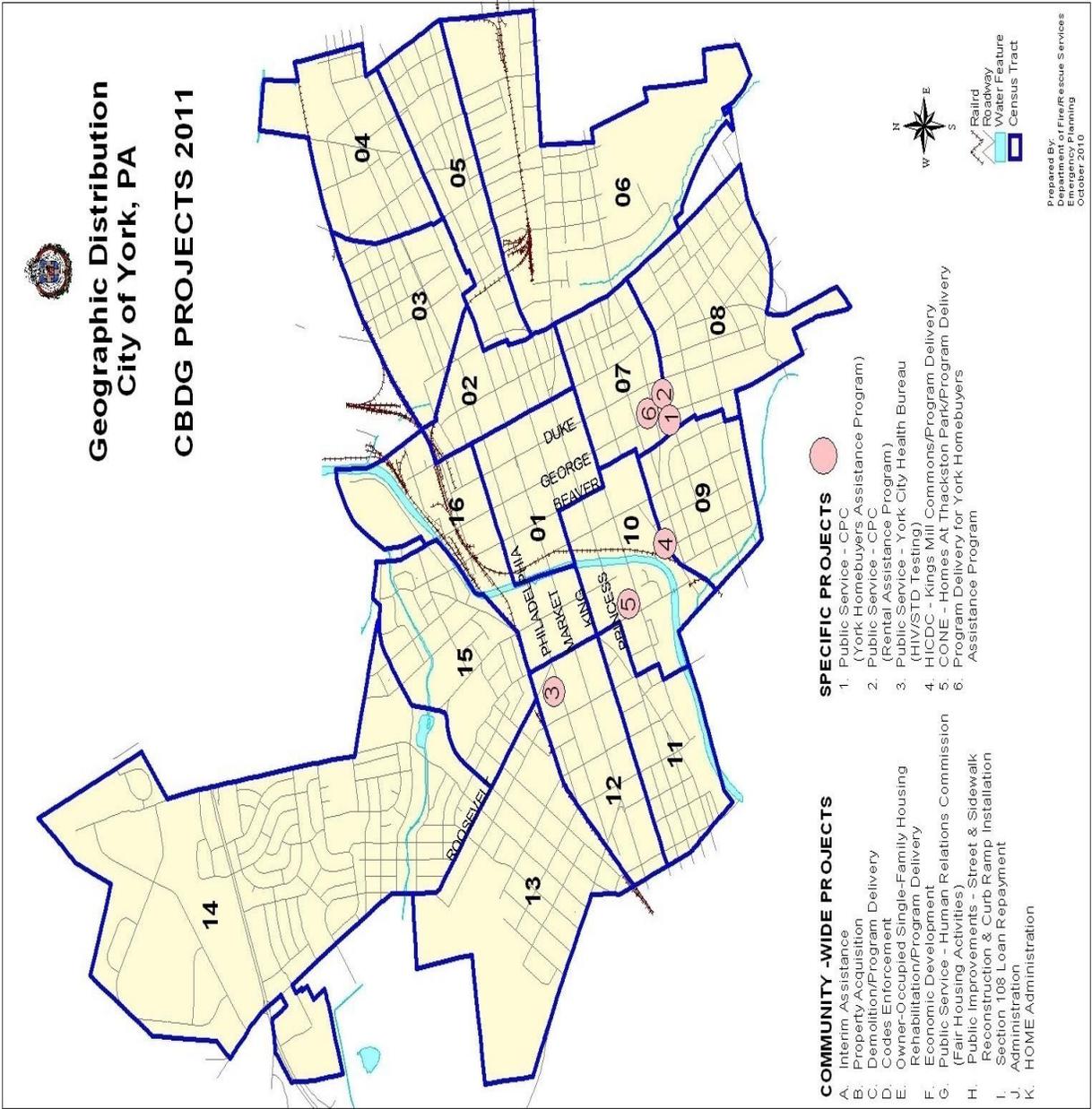
To ensure compliance, the City monitors each subrecipient (not less than annually) and requires periodic, timely and complete written reports on beneficiaries and submission of annual audits.

CDBG Subrecipient Monitoring	HOME Subrecipient & Site Monitoring
No monitoring was performed in 2013.	No monitoring was performed in 2013

Due to staff turnover. The Bureau of Housing Services was unable to perform on site monitoring of its programs and activities in the program year 2013. The Bureau will resume its monitoring responsibilities in program year 2014.

Geographic Distribution

A map depicting low/mod income areas (i.e., those areas where at least 51% of the residents have income at or below 80% of the area median income as adjusted for family size) and project locations has been provided for reference below. The majority of activities funded in 2013 were considered “citywide.” Activities such as acquisition, demolition, interim assistance (Clean and Seal and building stabilization), economic development, homeownership (York Homebuyer Assistance Program), and housing rehabilitation provide services where needed and requested. Likewise a service that is provided to all lower income persons based on presumed benefit and need without regard for area benefit is the HIV Testing by the Health Bureau. The Community Progress Council responds to needs for housing services based on need and income.



F. Leveraging of Public and Private Funds

The City of York and other community partners such as the YWCA, York City Housing authority and Habitat for Humanity continue to invest resources in the Old towne East neighborhood (Elm Street Neighborhood). The York City Housing Authority received \$636,000 in NSP3 funds. The Housing Authority is working closely with the York City Redevelopment Authority to identify eligible blighted properties that can be taken and rehabilitated into homeownership opportunities using NSP3 funding to complete the work. In 2013, The York Redevelopment Authority sold two (2) blighted properties to the Housing Authority. The Housing Authority contracted with Habitat for Humanity to complete rehabilitation of the properties and to provide income eligible families as buyers.

Even after the completion of the Elm Street designation the Old Towne East neighborhood remains a focus of the current administration. During the 5 year funding cycle (2004 through June 30, 2010) of Elm Street, the project established four primary objectives. As development continues in this neighborhood, it will be done with those objectives in mind.

The objectives are to create and improve safety, improve physical conditions, strengthen the economy of the neighborhood and to make improvements sustainable. The City is seeing an increase in private dollars invested in the neighborhood. A once vacant building has been transformed into a thriving Spanish café. Landlords are improving the facades of their properties and for sale homes are being purchased. These are all signs that this neighborhood is undergoing a tremendous transformation. Over the years, the investment of HOME and CDBG funds was the life line needed to bring back a neighborhood facing dispare and uncertainty.

In 2013, the City submitted an application a City Revitalization and Improvement Zone (CRIZ) designation. The purpose of the program is to provide opportunity to spur new growth, helping to revive downtowns and create jobs for residents. Vacant and underutilized or abandoned space would be developed creating jobs, increasing personal incomes and reviving local economies and improving the lives of City residents. A CRIZ designation would have meant approximately 8,200 per year within the City of York once all CRIZ development was in operation. Unfortunately the City of York was denied a CRIZ designation in 2013. The CRIZ Authority is still in tact and is working to make sure that York's application for the next round of designations, expected in 2016, if not sooner will be competitive.

There was one (1) Low Income Housing Tax Credit project funded in the City during 2013. The 38-unit rental project known as Homes at Thackston Park broke ground in the spring 2013.

G. Summary of Citizen Comments

There were no comments received from the community during FY 2013.

H. Self-Evaluation: Analyses of Successes and Failures and Actions Taken to Improve Programs

The U.S. Department of Housing and Urban Development performance measurement system is intended to assist grantees with achieving the national objectives and local goals of HUD-funded programs. Part 1: B, located earlier in this CAPER, lays out the review of activities and their performance measures for the program year. Performance measurement is an organized process for gathering information to determine how well programs and projects are meeting needs, and then using that information to improve performance and better target resources.

The City is undertaking projects and activities consistent with the five-year goals. The City of York employed a multi-faceted approach in attempting to meet its affordable housing needs. The City recognizes that available resources and production capacity limit the extent to which affordable housing needs can be addressed. Recognizing that available resources are not sufficient to meet all of its affordable housing needs, the City is prioritizing projects based on the need.

Also, attracting new businesses has been the main barrier to economic development. In preparation of the 2010-2014 Five-Year Consolidated Plan, the City noted a desire on the part of the public for CDBG and HOME funds to be utilized more strategically in support of economic and neighborhood redevelopment.

2. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

A. Relationship of Expenditures to Priority Needs

The City of York has pursued all resources and supported applications for funding that would advance the goals of the Five-Year Plan. The City did not by action or by failure take action in any way to hinder the implementation of the Plan.

B. Low-Moderate Income Benefit

Upon completion of the 2013 fiscal year, 91.56 percent of CDBG funds were expended on activities benefiting low- and moderate-income persons either as area benefit, limited clientele benefit, or as housing activities.

C. Amendments and Other Changes to Program

There were no amendments or major changes to the overall Consolidated Plan (CP) program priorities or objectives during the program year. Because some of the priorities of the Consolidated Plan are fairly broad, there is flexibility for new programs that fit into these categories to be added when reprogramming occurs and as each funding cycle arises.

- i. Completion of Planned Actions to Pursue All Resources Identified in Plan**
The City pursued all other sources of funds identified in the CP.
- ii. Completion of Planned Actions to Certify Consistency for Local Applicants for HUD Funds**
The City did not withhold any Certifications of Consistency with the local plan.
- iii. Completion of Planned Actions to Support Consolidated Plan Goals**
The City undertook all actions needed to support the CP goals.

D. Actions Taken to Avoid Displacement

The City of York recognizes that the Section 104(d) ruling specifies relocation assistance for displaced low/moderate income families and requires one-for-one replacement of low/moderate income dwelling units that are demolished or converted to other uses. In 2013, there were no relocations that required assistance under Section 104(d).

E. Program Beneficiaries – Economic Development

The Community First Fund (CFF) was funded to provide job creation activities through loans to micro-enterprises and small businesses. During 2013, there were 4 businesses that received assistance to facilitate operations, 4 businesses were assisted through its loan program and 1 business start-up was assisted. In addition, CFF undertakes entrepreneurial training activities. CFF provided introductory information on business start-up and other related business services to 18 individuals. A total of 16.5 jobs were created or sustained as a result of CFF’s efforts.

F. Limited Clientele Activities

Limited Clientele Activities are those that benefit low-to-moderate income persons based on specific characteristics.

Presumed Benefit – program extends the presumption of low income to facilities serving the elderly, victims of domestic violence, persons who are homeless, illiterate or migrant workers and persons with disabilities.

Intake – Certain types of programs require that the households that benefit show that they are low or moderate income. Day Care and Homeownership counseling utilize intake to ascertain eligibility.

Nature and location – by their nature or their location, certain activities will benefit low-to-moderate income persons such as a food pantry or public CDBG funded programs, which served a limited clientele include:

Nature and location	Human Relations Commission	Fair Housing Activities Education and Outreach
Intake – client income	City Health Bureau	HIV/STD Testing
Intake –client Income	Homebuyer’s Assistance	Homebuyer’s counseling

Each of these programs provides intake to determine that a majority of persons utilizing services are low or moderate income.

G. Rehabilitation Accomplishments and Costs

i. Units Completed for Each Type of Program

See Part 1: B and D above, which fully describe activities and accomplishments.

ii. CDBG Expenditures for Rehabilitation

See PR 23 in the appendix.

H. CDBG Financial Summary Attachments

i. PR 26 – CDBG Financial Summary Report

IDIS Report PR 26 is attached. This report provides an overview of the financial resources and expenditures for the CDBG program during fiscal year 2013.

ii. PR03 - CDBG Activity Summary Report

IDIS Report PR 03 has not captured the final invoices for the prior year activities/projects.

iii. Program Income, Adjustments, and Receivables

3. HOME PROGRAM

A. Distribution of HOME Funds among Identified Needs

In 2013, all HOME funds were used for activities that benefited extremely low-income, low-income and moderate-income persons. In addition to the grant, funds from prior years were reprogrammed. Grant funds were distributed among the following types of activities:

The actual amount of HOME funds expended in program year 2013 was \$451,053.50 is listed below:

HOME Projects	Location	Funding Amount	Expended Amount
HICDC/Kings Mill Common	Closing Account	\$26,493.75	\$0
Crispus Attucks (Rental Rehabilitation of two properties 24 CFR 92.205 (a))	614-616 S. George St	\$150,369.86	\$50,119.83
Down Payment & Closing Cost for Homeownership Program	City-Wide	\$157,625.00	\$77,921.49
CONE (Homes at Thackston Park new constructio rental) 24 CFR 92.205 (a))	W. College Avenue	\$282,747.00	\$282,747.00
HOME Administrative Funds (Bureau of Housing Services for Program Management 24 CFR 92.207)	One Marketway West	\$40,306.00	\$40,265.18
Program Delivery		\$5,005.00	
TOTAL:		\$662,546.61	\$451,053.50

During the 2013 program year, the City of York saw the completion of 2 new tax credit housing development projects. Phase I of the Homes At Thackston Park (CONE) and George Street Commons. George Street Commons is a 28 unit 2-3 bedroom development. Phase I of the Homes At Thackston Park is a 39 unit rental development made up of 2, 3 and 4 bedroom townhouses. Both projects were completed in the early fall 2013.

B. HOME Match Report (HUD 4107A)

The City of York is a distressed community and has a Match Waiver of 100%.

C. Contracting Opportunities for Minority/Women-Owned Business

Enterprises

This form is now submitted electronically to HUD in October of each year. A copy is attached in the IDIS reports section of the CAPER.

D. Summary of Results of Onsite Inspections of HOME Rental Units

As required by 24 CFR 92.504(d), during the required affordability period for HOME assisted rental units, the Program Compliance Specialist performs on-site inspections of HOME assisted rental housing to determine compliance with the HUD-required property standards of 24 CFR 92.251. As required by HUD, HOME –assisted rental projects with total units from one to four (1-4) units are inspected every three (3) years, projects from five to twenty-five (5-25) units are inspected every two (2) years; and projects with twenty-six (26) or more units are inspected annually.

Unfortunately due to staff turnover no inspections occurred in 2013. Inspections will resume in 2014.

E. Assessment of Effectiveness of Affirmative Marketing Plans

The City of York uses affirmative marketing strategies in its projects. There were two (2) new projects completed in 2013. All project developers are encouraged to develop an affirmative marketing plan for the sale or rental of HUD funded units being made available to eligible City residents.

4. IDIS REPORTS & APPENDICES

IDIS REPORTS

A. CDBG Reports

- i. PR26 - Financial Summary Report for Program Year 2013
- ii. PR23 - Summary of Accomplishments
- iii. PR03 - Activity Summary Report
- iv. PR 83 – CDBG Performance Measures

B. HOME Reports

- i. PR27 - Status of HOME Grants
- ii. Contract and Subcontract Activity (Not IDIS)
- iii. PR 84 – HOME Performance Measure

C. APPENDIX

- i. Proof of Publication
- ii. Public Housing Authority Capital Fund Tables (Excerpts)
- iii. York Housing Authority Capital Fund Tables

A. DBG Reports

B. PR26 – Financial Summary

- i. PR23 – Summary of Accomplishments
- ii. PR03 – Activity Summary
- iii. PR 83 – CDBG Performance Measures

- iv. HOME Reports
- v. C04PR27 - Status of HOME Grants
- vi. Contract and Subcontract Activity (Not IDIS generated)
- vii. PR 84 – HOME Performance Measures

Appendix 1 – Proof of Publication and Citizen Comments

The following page presents proof of publication announcing the availability of the draft CAPER for citizen comment 15 days prior to the submittal to HUD.

Citizen Comments

No comments were received from citizens during the review period, which began March 11, 2013 and ended March 26, 2013.

Appendix 2 – Public Housing Authority Capital Fund Tables (Excerpts)

PUBLIC HOUSING IMPROVEMENT STRATEGIES

EXCERPTED FROM THE YORK HOUSING AUTHORITY ANNUAL PLAN

Housing Needs

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

YHA, as a HIGH Performing Agency, acknowledges a continuing focus on service to families and individuals with incomes at or below 80% of the County median income. Our commitment to a long-term strategy to sustain and enhance current facilities remains. Our investment in rehabilitation is planned with regularly scheduled input and review by the residents, including the Resident Advisory Board, and agency staff. Whenever possible, we look for outside funding opportunities, including Energy Service Contracts (ESCO – second phase), for sources of additional revenue to meet our rehabilitation and property improvement goals.

We will continue to collaborate with City and County government offices and other housing and service providers toward filling the gap between need and resources, and improving neighborhoods.

1. Goals for Addressing Strategies outlined in the 5-Year Plan:

- a. Retain a Public Housing occupancy level of 97% or better for each Asset Management Project (AMP);
- b. Review policy to limit the issuance of vouchers to families who “port” to York County to 15%.
- c. Maintain the PHAS, REAC, and SEMAP scores of 80% or better.
- d. After purge of Section 8 waiting list, analyze the need to open the wait list.
- e. Reduce Tenant accounts receivable balances for each AMPs to a maximum of 5%.
- f. Address the capital needs of property owned and/or managed by the Authority: make improvements in a manner that focuses on energy efficiency.

- g. Keep focus on the basic administrative purpose and the mission while working to improve financial resources, financial efficiency.**
- h. Conduct outreach to potential voucher landlords; increase landlord participation by 20 in this playear (currently 704 (was 749 in April 2011).**
- i. Finalize plans for Turn Key sites and make improvements.**
- j. Transfer maximum of 8 public housing resident households on the transfer list to accommodate household size.**
- k. Continue to work with voucher holders through the Family Self-Sufficiency Program toward the Section 8 homeownership program goal.**
- l. See above for plans to demolish or dispose of certain housing that is no longer determined to be a viable resource for residents we serve.**
- m. Plan, research, and create alternatives for the non-elderly disabled who may be impacted by the Elderly only designation plan that will be presented to HUD for approval.**
- n. Colabaorate with agencies for the provision of services for all of our customers.**
- o. Colaborate with other agencies to implement a program such as Prep or Family First.**
 - (a). Progress in meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and Goals described in the 5 year Plan.**
 - (b). For fiscal year end 9/30/12.**
 - i. Section 8 Program:**
 - 1. Purged the Section 8 Waiting List;**
 - 2. Averaged at least 95% lease up in the voucher program;**
 - 3. Limited absorportion of incoming ports to 15%;**
 - 4. Accomplished "High Performer" in SEMAP review;**
 - 5. Increased Shelter + Plus Care lease up to eighteen (18);**
 - 6. Reviewed S8 Payment Standards in 2010-11 and decided to continue at 105% of FMR's for 0, 1 and 2 bedroom units and at 100% of Fair Market Rents for 3= bedroom units;**
 - 7. Continue to actively solicit landlords to take advantage of our HAP direct deposit option.**
 - ii. Public Housing Program: 98+% occupancy throughout the year; Achieved HIGH PERFORMER status based on HUD's assessment tool. Unit turnaround time increased to 58 days, still an improvement over 5+ years ago, but an increase since last year due to the move of additional accounting and maintenance processes to responsibility of management vs. central admin. or maintenance (Asset Management); admitted 9 households under the ready for permanent housing preference; retained bilingual employees to address needs of applicants and residentcts; approved 25 resident household transfers to address accommodation needs; provided accommodations to 69 households; transferred**

3 families due to over or under-houses conditions; able to continue rehabilitation and extraordinary maintenance of our properties, including ARRA funded modifications; unable to meet the goals of designated elderly only housing and demolition of housing at Codorus Homes and Parkway Homes due to circumstances unforeseen in 2008-11, but proposes to advance in achieving these goals in this plan year;

iii.Supportive Services: Credit scores, unemployment and the overall economy has limited staff's ability to assist residents with attaining homeownership. Many collaborations have and will continue to be formed, to provide quality of life programming such as computer resource centers, after school programming, youth activities, services for the elderly and disabled, mental health services, cultural opportunities, credit/budget counseling, Family self sufficiency programs, adult GED preparation, and nurse managed wellness centers.

iv. General: Increased an already extensive list of collaborations and partnerships to improve neighborhoods and the quality of life of the people who live in them.

v. Working with CONE toward the development of the Codorus area. Application for Tax Credit funding to develop 39 rental homes at Codorus was recently approved. Planning toward development in anticipation of reimbursement. Also worked with CONE and YWCA on development in Olde Towne East neighborhood.

vi. Competitive ARRA grant work will be completed Summer 2013. See Capital Fund Progress Reports.

c. Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

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

ii. Under Strategies or Services: When there is a change to rent or admission policies or organizations of the wait list; as well as any changes 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.

There were no comments received from the citizens during the review period.

Appendix 3 – Public Housing Authority Capital Fund Tables