

Annual Statement /Performance and Evaluation Report

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

PHA Name: <b style="color: blue;">Housing Authority of the City of Lancaster	Grant Type and Number Capital Fund Program Grant No: <b style="color: blue;">PA26P03650108 Replacement Housing Factor Grant No:	Federal FY of Grant: <b style="color: blue;">2008
---	---	--

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$78,327.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$30,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$78,327.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$1,000.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$95,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$15,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$401,125.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$22,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$27,500.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$35,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$783,279.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$50,000.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$6,000.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$25,000.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$62,000.00	\$0.00	\$0.00	\$0.00

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650108 Replacement Housing Factor Grant No:				2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
AMP-012	Software; staff training; security (soft)	1408	I.s.	\$10,000.00	\$0.00	\$0.00	\$0.00	Staff training will include AMP training, budget training and managing maintenance training.
AMP-034	Software; staff training; security (soft)	1408	I.s.	\$10,000.00	\$0.00	\$0.00	\$0.00	
AMP-711	Software; staff training; security (soft)	1408	I.s.	\$10,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	COCC management fee (@ 10%)	1410	I.s.	\$78,327.00	\$0.00	\$0.00	\$0.00	These amounts include a study for Section 504(handicapped accessibility) modifications.
AMP-012	A/E; permits; fees;construction supervision & inspection	1430	I.s.	\$35,000.00	\$0.00	\$0.00	\$0.00	
AMP-034	A/E; permits; fees;construction supervision & inspection	1430	I.s.	\$25,000.00	\$0.00	\$0.00	\$0.00	
AMP-711	A/E; permits; fees;construction supervision & inspection	1430	I.s.	\$35,000.00	\$0.00	\$0.00	\$0.00	
	Nonroutine vacancy prep.	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Nonroutine PM repairs	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Appliances	1465	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Office/community equipment	1475	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Non-dwelling structures	1470	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Relocation expenses	1495.1	0	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650108 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP-012 Susquehanna Court (PA361) & Franklin Terrace (PA362)	Site: install improved site lighting (PA362); landscaping (both)	1450	I.s.	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: boilers (PA361); furnaces & water heaters (PA362); danfoss valves on radiators(PA361)	1460	100 units	\$70,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$70,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: replace porches; façade improvements;replace siding (1 buildings - 10 units - PA361)	1460	10 units	\$120,615.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$120,615.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: replace doors (both); replace cabinets and countertops (PA361)	1460	20 units	\$71,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$71,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: ranges; refrigerators (both projects.)	1465.1	15 each	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas:	1470	0	\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: install CC security site camera (both projects)	1470	I.s.	\$15,000.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: office: computer(s); telecom; copier maint: miscellaneous tools community: tables and chairs vehicle: oncall van (1/3 paid by each AMP)	1475	I.s.	\$17,500.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$17,500.00	\$0.00	\$0.00	\$0.00		
Total	Susquehanna Court & Franklin Terrace		AMP Total:	\$314,115.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650108 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP-034 Church Street Towers (PA363 & Farnum Street East (PA364))	Site: landscaping (both)	1450	I.s.	\$5,000.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$5,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: replace riser valves (25 each bldg.);	1460	50 each	\$70,000.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$70,000.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: concrete work on balconies (PA363)	1460	3 each	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: install self closing hinges on apartment doors install water saving toilets (both)	1460	270 units	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: ranges; refrigerators (both bldgs.)	1465.1	14 each	\$8,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$8,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: replace a/c compressor in common area (PA363)	1470	2 each	\$2,500.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$2,500.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: upgrade security cameras, monitoring equipment(both); upgrade fire panel(PA 364)	1470	I.s.	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$10,000.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: office: computer(s); peripherals; copier maint: miscellaneous tools community: picnic tables & benches vehicle: oncall van (1/3 paid by each AMP)	1475	I.s.	\$7,500.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$7,500.00	\$0.00	\$0.00	\$0.00		
Total	Church Street Towers & Farnum Street		AMP Total	\$123,000.00	\$0.00	\$0.00	\$0.00	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650108 Replacement Housing Factor Grant No:			2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
AMP-711 Scattered Sites (PA367) & Rehab Project (PA36011)	Site: none	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: furnaces & water heaters (both)	1460	6 each	\$10,510.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$10,510.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: repoint brick; replace roofs; (both)	1460	5 units	\$19,000.00	\$0.00	\$0.00	\$0.00	
			Total B.E.:	\$19,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: replace windows (both); replace doors (both);	1460	6 units	\$20,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$20,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: ranges; refrigerators (both)	1465.1	10 each	\$4,000.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$4,000.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: none	1470	0	\$0.00	\$0.00	\$0.00	\$0.00	
			Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: none	1470	0	\$0.00	\$0.00	\$0.00	\$0.00	
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: office: none maint: none community: none vehicle: oncall vehicle (1/3 paid by each AMP)	1475	0	\$10,000.00	\$0.00	\$0.00	\$0.00	
		Total NDE:	\$10,000.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites & Rehab Project		AMP Total	\$63,510.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: Housing Authority of the City of Lancaster		Grant Type and Number Capital Fund Program Grant No.: PA26P03650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
AMP-012 Software; staff training; security (soft)	09/30/10			09/30/11			
AMP-034 Software; staff training; security (soft)	09/30/10			09/30/11			
AMP-711 Software; staff training; security (soft)	09/30/10			09/30/11			
0 Nonroutine vacancy prep.	n/a			n/a			
0 Nonroutine PM repairs	n/a			n/a			
0 Appliances	n/a			n/a			
0 Office/community equipment	n/a			n/a			
0 Non-dwelling structures	n/a			n/a			
AMP-012 Susquehanna Court, PA36-001 Franklin Terrace, PA36-002	09/30/10			09/30/11			
AMP-034 Church Street Towers, PA36-003 Farnum Street East, PA36-004	09/30/10			09/30/11			
AMP-711 Scattered Sites, PA36-007 Rehab Project, PA36-011	09/30/10			09/30/11			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Housing Authority of the City of Lancaster						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ___
Development Number/Name/HA-Wide	Year 1 2008	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2012	
AMP-012 Susquehanna Court (PA36001) & Franklin Terrace (PA36002)	Annual Statement	\$224,550	\$210,000	\$240,000	\$200,000	
AMP-034 Church Street Towers (PA36003) & Farnum Street East (PA36004)		\$320,000	\$373,279	\$343,279	\$383,279	
AMP-711 Scattered Sites PA36007) & Rehab Project (PA36011)		\$238,729	\$200,000	\$200,000	\$200,000	
HA-Wide Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Non-Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Collateralization / Debt Service		\$0	\$0	\$0	\$0	
HA-Wide Contingency @ 0%		\$0	\$0	\$0	\$0	
CFP Funds Listed for 5-year planning		\$783,279	\$783,279	\$783,279	\$783,279	
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0	

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

Activities for Year 1	Activities for Year 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year 5 FFY Grant: 2012 PHA FY: 2012			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
2008							
See Annual Statement	AMP-012 Susquehanna Court (PA36001) & Franklin Terrace (PA36002)	Site: CONCRETE: replace sidewalks/curbs GROUNDS: improve/install fencing Total Site:	 \$8,000 ----- \$8,000	AMP-012 Susquehanna Court (PA36001) & Franklin Terrace (PA36002)	Site: CONCRETE: replace sidewalks/curbs GROUNDS: landscaping improvement Total Site:	 \$10,000 ----- \$10,000	
		Mechanical and Electrical: Replace boilers, water heaters & furnaces. Upgrade plumbing fixtures Total M&E:	 \$50,000 ----- \$50,000	Mechanical and Electrical: Replace boilers, water heaters & furnaces. Electrical improvements. Total M&E:	 \$50,000 ----- \$50,000		
		Building Exterior: Replace gutters, spouting and soffits. Total B.E.:	 \$50,000 ----- \$50,000	Building Exterior: ROOFING: repair or replace Total B.E.:	 \$50,000 ----- \$50,000		
		Dwelling Units: KITCHENS: replace cabinets/counters UNITS: accessibility modifications. Total DUs:	 \$100,000 ----- \$100,000	Dwelling Units: INTERIOR STEPS: replace steps or covering ; install railings Total DUs:	 \$50,000 ----- \$50,000		
		Dwelling Equipment: Install new refrigerators and ranges Total D.E.:	 \$10,000 ----- \$10,000	Dwelling Equipment: Install new refrigerators and ranges Total D.E.:	 \$15,000 ----- \$15,000		
		Interior Common Areas: Replace a/c in community room/office. Total ICAs:	 \$2,000 ----- \$2,000	Interior Common Areas: None Total ICAs:	 \$0 ----- \$0		
		Site-Wide Facilities: Upgrade security and monitoring equipment Total SWFs:	 \$10,000 ----- \$10,000	Site-Wide Facilities: Upgrade security and monitoring equipment Total SWFs:	 \$15,000 ----- \$15,000		
		Nondwelling Equipment: Office; maintenance; community; Total NDE:	 \$10,000 ----- \$10,000	Nondwelling Equipment: Office; maintenance; community Total NDE:	 \$10,000 ----- \$10,000		
		Subtotal of Estimated Cost		\$240,000	Subtotal of Estimated Cost		\$200,000



Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages---Work Activities

Activities for Year 1 2008	Activities for Year 4 FFY Grant: 2011 PHA FY: 2011			Activities for Year 5 FFY Grant: 2012 PHA FY: 2012			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	AMP-711 Scattered Sites PA36007 & Rehab Project (PA36011)	Site: CONCRETE: replace sidewalks/curbs GROUNDS: repair/install fencing Total Site:	\$15,000 ----- \$15,000	AMP-711 Scattered Sites PA36007 & Rehab Project (PA36011)	Site: CONCRETE: replace sidewalks/curbs GROUNDS: landscaping improvement Total Site:	\$20,000 ----- \$20,000	
		Mechanical and Electrical: Replace boilers, water heaters and furnaces. Upgrade plumbing fixtures. Total M&E:	\$50,000 ----- \$50,000	Mechanical and Electrical: Replace boilers, water heaters and furnaces. Electrical improvements. Total M&E:	\$50,000 ----- \$50,000		
		Building Exterior: Repair/replace brick, masonry, stucco Replace roofs Total B.E.:	\$50,000 ----- \$50,000	Building Exterior: Repair/replace brick, masonry, siding Replace roofs Total B.E.:	\$75,000 ----- \$75,000		
		Dwelling Units: Install new flooring and steps UNITS: accessibility modifications Total DUs:	\$75,000 ----- \$75,000	Dwelling Units: LBP: lead based abatement (1 unit) DOORS: replace storm doors Total DUs:	\$45,000 ----- \$45,000		
		Dwelling Equipment: Replace ranges and refrigerators install carbon dioxide detectors Total D.E.:	\$10,000 ----- \$10,000	Dwelling Equipment: Replace ranges and refrigerators Total D.E.:	\$10,000 ----- \$10,000		
		Interior Common Areas: None Total ICAs:	\$0 ----- \$0	Interior Common Areas: None Total ICAs:	\$0 ----- \$0		
		Site-Wide Facilities: None Total SWFs:	\$0 ----- \$0	Site-Wide Facilities: None Total SWFs:	\$0 ----- \$0		
		Nondwelling Equipment: None Total NDE:	\$0 ----- \$0	Nondwelling Equipment: None Total NDE:	\$0 ----- \$0		
		Subtotal of Estimated Cost		\$200,000	Subtotal of Estimated Cost		\$200,000

