

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;">PA26P03650106 Replacement Housing Factor Grant No:	Federal FY of Grant: <b style="color: blue;">2006
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|--|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserve for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement (Revision No. 01) |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending: March 31, 2007 | | <input checked="" type="checkbox"/> 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	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$80,000.00	\$20,925.26	\$20,925.26	\$20,925.26
4	1410 Administration	\$80,700.00	\$30,531.92	\$30,531.92	\$30,531.92
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	\$40,000.00	\$60,736.29	\$60,736.29	\$60,736.29
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$4,000.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$505,700.00	\$625,860.22	\$625,860.22	\$625,860.22
11	1465.1 Dwelling Equipment-Nonexpendable	\$9,000.00	\$10,504.00	\$10,504.00	\$10,504.00
12	1470 Nondwelling Structures	\$40,000.00	\$19,052.80	\$19,052.80	\$19,052.80
13	1475 Nondwelling Equipment	\$47,082.00	\$39,871.51	\$39,871.51	\$39,871.51
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)	\$807,482.00	\$807,482.00	\$807,482.00	\$807,482.00
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	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00
25	Amount of line 21 Related to Security -- Hard Costs	\$25,000.00	\$25,000.00	\$1,969.00	\$1,969.00
26	Amount of line 21 Related to Energy Conservation Measures	\$287,000.00	\$2,640.00	\$2,640.00	\$2,640.00

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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: PA26P03650106 Replacement Housing Factor Grant No:			2006			
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	
HA-Wide Mgmt. Improvements	Software	1408	I.s.	\$10,000.00	\$10,002.18	\$10,002.18	\$10,002.18	Deleted - Position eliminated Deleted - Contract expired; not renewed
	Staff training	"	I.s.	\$10,000.00	\$6,163.42	\$6,163.42	\$6,163.42	
	Resident Initiatives Coordinator (RIC)	"	I.s.	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Resident Initiatives (CP Officer)	"	I.s.	\$25,000.00	\$0.00	\$0.00	\$0.00	
	Capital Fund Program Coordinator	"	I.s.	\$10,000.00	\$4,759.66	\$4,759.66	\$4,759.66	
			Total 1408	\$80,000.00	\$20,925.26	\$20,925.26	\$20,925.26	
HA-Wide Admin	Funding for PHA Staff @ NTE 10% of the annual grant amount in accordance with approved salary allocation plan	1410	I.s.	\$80,700.00	\$30,531.92	\$30,531.92	\$30,531.92	
HA-Wide Fees and Costs	A & E services @ NTE 10% of project hard costs; permits; fees; PNA*	1430	I.s.	\$40,000.00	\$60,736.29	\$60,736.29	\$60,736.29	* 20-year PNA
HA-Wide	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 - Network / Hardware / Peripherals / Wireless Network/Telecommunications	1475	I.s.	\$27,082.00	\$29,837.59	\$29,837.59	\$29,837.59	
"	Non-dwelling structures - Replace IT A/C	1470	0	\$5,000.00	\$5,649.28	\$5,649.28	\$5,649.28	
"	Relocation expenses	1495.1	0	\$0.00	\$0.00	\$0.00	\$0.00	

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PHA Name:		Grant Type and Number			Federal FY of Grant:			
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650106 Replacement Housing Factor Grant No:			2006			
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	
PA36-001 Susquehanna Court	Site: Replace concrete	1450	1 unit	\$1,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year
			Total Site:	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None (ECMs are included in EPC)	1460	0	\$0.00	\$3,400.00	\$3,400.00	\$3,400.00	Boilers funged from Year 2 of FY2007 5 year plan (EPC was not pursued)
			Total M&E:	\$0.00	\$3,400.00	\$3,400.00	\$3,400.00	
	Building Exterior: Replace porches; façade improvements; replace siding (1 building - 10 units)	1460	10 units	\$75,000.00	\$0.00	\$0.00	\$0.00	This work was put off until a future year
			Total B.E.:	\$75,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Replace storm doors (24)	1460	24	\$15,500.00	\$15,600.00	\$15,600.00	\$15,600.00	
			Total DUs:	\$15,500.00	\$15,600.00	\$15,600.00	\$15,600.00	
	Dwelling Equipment: Ranges	1465.1	2	\$1,500.00	\$536.00	\$536.00	\$536.00	
			Total D.E.:	\$1,500.00	\$536.00	\$536.00	\$536.00	
	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: Install CC security cameras; install security lighting	1470	I.s.	\$12,500.00	\$954.68	\$954.68	\$954.68	Security lighting funged from Year 2 of FY2006 5-year Plan
		Total SWFs:	\$12,500.00	\$954.68	\$954.68	\$954.68		
Nondwelling Equipment: Office: pc hardware; copier; furniture Maint: mower; lawn care equipment Community: int./ext. furniture Vehicle: None	1475	I.s.	\$7,500.00	\$3,264.54	\$3,264.54	\$3,264.54		
		Total NDE:	\$7,500.00	\$3,264.54	\$3,264.54	\$3,264.54		
Total	Susquehanna Court		Project Total:	\$113,000.00	\$23,755.22	\$23,755.22	\$23,755.22	

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Part II: Supporting Pages

PHA Name:		Grant Type and Number				Federal FY of Grant:		Status of Work
Housing Authority of the City of Lancaster		Capital Fund Program Grant No: PA26P03650106 Replacement Housing Factor Grant No:				2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised	Obligated	Expended	
PA36-003 Church Street Towers	Site: None	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	<p>Exigent replacement of fire panel - Funged from Year 3 of FY2007 5 year plan</p> <p>Deleted this program year - Not feasible w/ EPC. Will consider CFFP/bond pool.</p> <p>A/C for community room - funged from Year 3 of FY2007 5 year plan</p>
	Total Site:			\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None (ECMs are included in EPC)	1460	0	\$0.00	\$31,035.00	\$31,035.00	\$31,035.00	
	Total M&E:			\$0.00	\$31,035.00	\$31,035.00	\$31,035.00	
	Building Exterior: Replace windows (in conjunction w/ EPC)	1460	101 units	\$132,000.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:			\$132,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None (ECMs are included in EPC)	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Total DUs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Refrigerators	1465.1	8	\$1,500.00	\$3,472.00	\$3,472.00	\$3,472.00	
	Total D.E.:			\$1,500.00	\$3,472.00	\$3,472.00	\$3,472.00	
	Interior Common Areas: None	1470	0	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
	Total ICAs:			\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
	Site-Wide Facilities: Upgrade security cameras & monitoring equipment	1470	I.s.	\$5,000.00	\$3,984.59	\$3,984.59	\$3,984.59	
	Total SWFs:			\$5,000.00	\$3,984.59	\$3,984.59	\$3,984.59	
Nondwelling Equipment: Office: none Maint: none Community: int./ext. furniture Vehicle: none	1475	I.s.	\$2,500.00	\$416.00	\$416.00	\$416.00		
Total NDE:			\$2,500.00	\$416.00	\$416.00	\$416.00		
Total Church Street Towers		Project Total:		\$141,000.00	\$40,407.59	\$40,407.59	\$40,407.59	

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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: PA26P03650106 Replacement Housing Factor Grant No:			2006			
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	
PA36-004 Farnum Street East	Site: None (site lighting included in EPC)	1450	0	\$0.00	\$0.00	\$0.00	\$0.00	Inclusion of rooftop unit in EPC was not feasible as hoped. Unit has since failed. Exigent conditions exist for elderly/disabled residents. Immediate replacement is critical. Addition of this work item was specifically included in the public process for FY2007 plan submission. Item is Board approved. Deleted this program year - Not feasible w/ EPC. Will consider CFFP/bond pool. Work item funged from Year 2 of FY2006 5-year Plan
	Total Site:			\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: Replace waste laterals; replace rooftop make-up air unit (ECMs are included in EPC)	1460	21 units	\$41,500.00	\$443,410.85	\$443,410.85	\$443,410.85	
	Total M&E:			\$41,500.00	\$443,410.85	\$443,410.85	\$443,410.85	
	Building Exterior: Replace windows (in conjunction w/ EPC)	1460	169 units	\$155,000.00	\$0.00	\$0.00	\$0.00	
	Total B.E.:			\$155,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: None (ECMs are included in EPC)	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
	Total DUs:			\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: Refrigerators	1465.1	10	\$1,500.00	\$4,352.00	\$4,352.00	\$4,352.00	
	Total D.E.:			\$1,500.00	\$4,352.00	\$4,352.00	\$4,352.00	
	Interior Common Areas: Replace flooring (ECMs are included in EPC)	1470	2	\$0.00	\$1,479.66	\$1,479.66	\$1,479.66	
	Total ICAs:			\$0.00	\$1,479.66	\$1,479.66	\$1,479.66	
	Site-Wide Facilities: Upgrade security cameras & monitoring equipment	1470	I.s.	\$5,000.00	\$5,484.59	\$5,484.59	\$5,484.59	
	Total SWFs:			\$5,000.00	\$5,484.59	\$5,484.59	\$5,484.59	
Nondwelling Equipment: Office: pc hardware; furniture Maint: mower(s); lawn care equipment Community: int./ext. furniture; flagpole/flag Vehicle: none	1475	I.s.	\$5,000.00	\$2,522.54	\$2,522.54	\$2,522.54		
Total NDE:			\$5,000.00	\$2,522.54	\$2,522.54	\$2,522.54		
Total	Farnum Street East		Project Total:	\$208,000.00	\$457,249.64	\$457,249.64	\$457,249.64	

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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: PA26P03650106 Replacement Housing Factor Grant No:				2006		
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	
PA36-007 Scattered Sites I	Site: Replace sidewalk	1450	1 unit	\$1,000.00	\$0.00	\$0.00	\$0.00	Furnaces - funged from Year 2 of FY2007 5 year plan (EPC was not pursued) Flooring funged from Year 2 of FY2006 5 year plan
			Total Site:	\$1,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None (ECMs are included in EPC)	1460	0	\$0.00	\$4,183.70	\$4,183.70	\$4,183.70	
			Total M&E:	\$0.00	\$4,183.70	\$4,183.70	\$4,183.70	
	Building Exterior: Repoint/repair brick (1); Replace roof (1)	1460	2 units	\$10,000.00	\$13,640.00	\$13,640.00	\$13,640.00	
			Total B.E.:	\$10,000.00	\$13,640.00	\$13,640.00	\$13,640.00	
	Dwelling Units: Replace flooring (ECMs are included in EPC)	1460	1 unit	\$8,700.00	\$7,903.10	\$7,903.10	\$7,903.10	
			Total DUs:	\$8,700.00	\$7,903.10	\$7,903.10	\$7,903.10	
	Dwelling Equipment: Ranges; refrigerators	1465.1	0	\$1,500.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$1,500.00	\$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: none	1475	0	\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites I		Project Total:	\$21,200.00	\$25,726.80	\$25,726.80	\$25,726.80	

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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: PA26P03650106 Replacement Housing Factor Grant No:				2006		
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	
PA36-011 Scattered Sites II	Site: Replace fencing	1450	2 units	\$2,000.00	\$0.00	\$0.00	\$0.00	Deleted this program year Drywall and flooring funged from Year 2 of FY2006 5 year plan
			Total Site:	\$2,000.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None (ECMs are included in EPC)	1460	0	\$0.00	\$0.00	\$0.00	\$0.00	
			Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Repair brick & pointing (5); repair porches, steps, and railings (4)	1460	8 units	\$35,000.00	\$53,436.90	\$53,436.90	\$53,436.90	
			Total B.E.:	\$35,000.00	\$53,436.90	\$53,436.90	\$53,436.90	
	Dwelling Units: Replace: storm doors (3), 'Bilco' (1); replace drywall (2);replace flooring (6) (ECMs are included in EPC)	1460	4 units	\$28,000.00	\$14,525.67	\$14,525.67	\$14,525.67	
			Total DUs:	\$28,000.00	\$14,525.67	\$14,525.67	\$14,525.67	
	Dwelling Equipment: Ranges; refrigerators	1465.1	0	\$1,500.00	\$0.00	\$0.00	\$0.00	
			Total D.E.:	\$1,500.00	\$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: none	1475	0	\$0.00	\$0.00	\$0.00	\$0.00		
		Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total	Scattered Sites II		Project Total:	\$66,500.00	\$67,962.57	\$67,962.57	\$67,962.57	

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name:		Grant Type and Number					Federal FY of Grant:
Housing Authority of the City of Lancaster		Capital Fund Program Grant No.: PA26P03650106 Replacement Housing Factor Grant No:					2006
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	
Software	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
Staff training	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
Resident Initiatives Coordinator (RIC)	06/30/08	n/a	n/a	12/31/09	n/a	n/a	position was deleted
Resident Initiatives (CP Officer)	06/30/08	n/a	n/a	12/31/09	n/a	n/a	position was deleted
Capital Fund Program Coordinator	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
0							
0							
HA-Wide Nonroutine vacancy prep.	n/a			n/a			
" Nonroutine PM repairs	n/a			n/a			
" Appliances	n/a			n/a			
" Office/community equipment	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
" Non-dwelling structures	n/a			n/a			
PA36-001 Susquehanna Court	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
PA36-002 Franklin Terrace	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
PA36-003 Church Street Towers	06/30/08	03/31/08	03/31/08	12/31/09	03/31/08	03/31/08	
PA36-004 Farnum Street East	06/30/08	09/30/07	09/30/07	12/31/09	03/31/08	03/31/08	
PA36-007 Scattered Sites I	06/30/08	03/31/07	03/31/07	12/31/09	03/31/08	03/31/08	
PA36-011 Scattered Sites II	06/30/08	03/31/07	03/31/07	12/31/09	03/31/08	03/31/08	