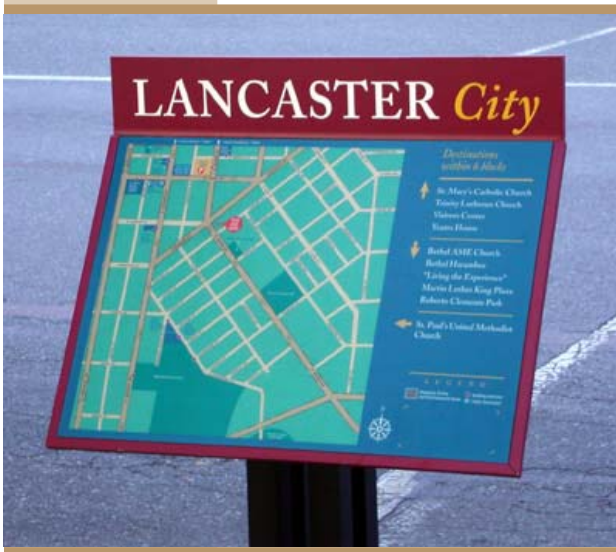


LCHA 2-Year Report

October 1, 2005 through September 30, 2007

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...at the Lancaster City Housing Authority

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LCHA
325 Church St.
Lancaster, PA 17602
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Board of Directors

FY2006 -2007

Two more years of success for the Lancaster City Housing Authority. Once again, I am impressed with the commitment shown by staff and the efficiency and effectiveness with which they continue to get the job done year after year.

Fiscal years 2004 and 2005 brought great challenge to the Authority, but not nearly so much as was experienced in these past two years. Federal subsidy has shrunk to alarmingly low levels. Sadly, we experienced our first staff reductions as a result of the subsidy loss. More sadly yet, our residents suffered the loss of valuable programming the Authority can no longer afford.

One would think optimism is hard to come by. There is little indication from Washington that there are better fiscal times ahead for the affordable housing industry. But despite this, I have observed a tremendous amount of optimism on the part of our staff and their peers from around the country. They are unwavering in their belief that they can get the job done no matter what the challenges may be.

My personal "Thanks" go yet again to the many local partners with whom the Lancaster City Housing Authority works throughout the year. This highly effective combining of talent and effort continues to ensure the high quality of housing services that are delivered to the neediest families and individuals here in the City.

Thank you also to my fellow Board members for their continuing service and support. ■

David Schwanger

chair



Dave Schwanger
Chair



Tammy Powell
Vice Chair



Don Lawson
Treasurer



Ilyasha Michael
Secretary



Wayne Koch
Member

E.D.'s Perspective

FY2006 -2007

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Bob Schellhamer
Executive Director

Here we are again. Two years have flown by. What's new in the affordable housing industry, and more specifically...at the LCHA over the past two years?

Let's see? We have an ever-shrinking commitment by the Federal government to fully fund its core housing and community development programs. The LCHA has lost a tremendous amount of subsidy for its Public Housing, Section 8, and Capital Fund Programs. We have experienced staff reductions, and have completely re-organizaed the agency. We are working feverishly to ensure that the reductions in funding and staff do not compromise the high level of service our residents had come to expect. We are trying with equal fervor, to remain the same good neighbor local government and all Lancastrians had come to expect.

So how's that for news? Pretty gloomy? Sure. But the good news is, we are still getting the job done. Our housng programs are operating at or near 100% utilization, we perform very well in HUD's program assessments, and we promptly and effectively use the capital funds we receive to undertake necessary revitalization of our Public Housng stock.

The reorganization we undertook during this past two-year period will serve us well moving forward. Our new structure provides even closer oversight of our various developments. We can react more quickly to financial and physical trends at individual projects. It has even caused us to try on a private industry entrepreneurial hat. It's not all that comfy yet, but we'll grow accustomed ot it.

I will restate my promise...We remain committed to accept and rise to all challenges. I remain blessed with an extraordinary staff and board of directors. We still have caring program partners and talented design professionals and construction contractors.

So I find myself pondering once again...

Will the Lancaster City Housing Authority survive these challenges?

I do believe we will.

Will those who rely on us for their housing needs survive?

We all certainly hope so! ■

Public Housing Program

FY2006 -2007

The 2-Year Transition to Asset Management ...

In 2005, the Department of Housing and Urban Development (H.U.D.) mandated that all Housing Authorities complete a transition to Asset Management. Asset Management is a management style consistent with the private, multifamily management industry. There are five core elements or building blocks of asset management, including:

- project-based funding;
- project-based budgeting;
- project-based accounting;
- project-based management;
- project-based oversight and performance assessment

Public Housing Authorities were told that this process must be fully accomplished by year 2011, but needed to begin in earnest by October 1, 2007. We are happy to report that the Lancaster City Housing Authority has achieved the goal and has completed this transition in the past two years!

Our developments were re-organized into Asset Management Projects (AMP's). Our two high-rise developments for elderly and disabled persons/families were combined into one AMP, as were two of our family developments. Our Scattered Sites, formerly two separate entities, are now managed as one AMP.

The result is that each AMP has its own budget, thus allowing management staff more input as to how funds are allocated. Most importantly, managers have more responsibility in overseeing how funds are spent. Instead of having one budget for all of Public Housing, each AMP has its own budget. Each can be tracked and hopefully problems, if any, will appear more readily, and remedies implemented before issues become critical.

Another advantage to the AMP is that income from rents and any additional income is directed exclusively to that AMP. For example, moneys received from rooftop or community room rentals are targeted to that specific AMP, they are not shared with the entire agency.

Other aspects of Asset Management

The LCHA's central office operation is now its own cost center and must be able to exist on its own. The office, located at 325 Church Street, houses departments that "work for" the AMPs, including accounting, purchasing, and technical support. To offset its costs, the central office charges AMP's fees for its various services.

A maintenance crew of three persons is assigned to prepare vacant units for occupancy. Known as the Make-Ready Crew, they are paid by the AMP in which they work.

A new position, "Asset Manager" (a/k/a Director of Public Housing) was created during this transition. The duties include supervision and direction of most aspects of the LCHA's Public Housing program. ■



Beth Detz
Asset Manager /
Director of Public Housing

*FY2006
Public
Housing
Management
Assessment
Program
score...*

94%

*FY2007
Public
Housing
Management
Assessment
Program
score...*

88%

Section 8 Voucher Program

FY2006 -2007

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From October 1, 2005 through September 30, 2006 we issued 109 Vouchers, 23 of these were to homeless individuals. From October 1, 2006 through September 30, 2007, we gave out 79 Vouchers, 13 of these were to homeless individuals. The LCHA is serving a total of 888 persons and families with the Section 8 Housing Choice Voucher Program in the City of Lancaster.

Included in this number are the follow programs:

We received grant renewals in 2005 and 2006 for the Family Self-Sufficiency Program (FSS) and the Shelter Plus Care Program. The Family Self-Sufficiency (renewal) grant pays for one FSS Coordinator. The Shelter Plus Care Program, also a renewal of an existing program, provides rental assistance for 16 units targeted for the homeless disabled population.

We partnered with Neighborhood Services on June 1, 2006 to provide project-based rental assistance to four units of single-room occupancy coupled with supportive services. The project targets homeless disabled persons.

In November 2006, we contracted with Tabor Community Services for project -based rental assistance for eight units coupled with supportive services to homeless persons and families who are disabled.

Two of our Section 8 clients purchased homes through the Homeownership Program which is attached to the Family Self-Sufficiency Program. In each case, the client achieved their ambitious goal:

- Vanessa Noble purchased a three-bedroom home in January 2007.
- Angela Gray purchased a three-bedroom home in September 2007.

As of June 30, 2007, we no longer administer the Sub Rehab program. HUD moved administration of this program to PHFA (the Pennsylvania Housing Finance Corporation.)

Thanks to the extraordinary efforts of our professional staff, the LCHA's Section 98 Voucher Program earned "high performer" status in both FY2006 and 2007, scoring 93% and 97% respectively in the Section 8 Management Assessment Program (SEMAP). ■



Anne Marie Theurer
Section 8 Program Coordinator

FY2006
Section 8
Management
Assessment
Program
score...

93%

FY2007
Section 8
Management
Assessment
Program
score...

97%

Technology

FY2006 -2007

This reporting period our attention is focused on confidentiality and security. With ever-changing technology and the easy accessibility of personal information on the internet, the problem of identity theft and fraud has increased dramatically over the past few years.

Our efforts to safeguard the personal data of all our clients, tenants, and employees have become uppermost in our priorities. We purchased three Sonic Wall firewalls – one for each of our sites as well as Mail Essentials for e-mail spam filtering and anti-virus software for our network. Each PC is also protected by AVG anti-virus that is automatically updated daily. Hopefully these additions will keep unwanted individuals away from our secure information.

Congress has mandated HUD to keep client and tenant information in strictest confidence and at the same time check on possible fraud. The Public Housing Information Center (PIC) created a national database in which all our resident and client information is shared among appropriate agencies. The Housing Authority must keep current all client information through annual reexaminations and submit this material to PIC. We also need to reconcile our local information with PIC to make sure the proper data was transmitted and accepted.

Finding discrepancies is one function of PIC, the other is the determination of the funding subsidy the authority is to receive. Usually the subsidy is based on the number of people who are being helped. As a reward for complying, (*i.e.* keeping records current), housing authorities receive scores and are graded as “high performers”, “standard performers” or “troubled agencies”. The Lancaster City Housing Authority has consistently received a “high performer” designation.

To comply with all HUD regulations concerning guarding sensitive materials, we contracted to have nearly 100 cartons of files shredded and recycled. It is estimated that we “saved” two trees as a

result of this effort.

To keep pace with technology, we made two major conversions this past year. In July, we upgraded our exchange server – that which houses all our business documents. In August-September, we upgraded our HAB server which is used as a central repository for all client information which we use to report and compare to PIC.

Finally, we have better utilized the internet for several training sessions for our employees eliminating the need for excessive travel and time away from the office. ■



Bill Steele
Systems Coordinator

Resident Initiatives

FY2006 -2007

As resident program funding sources dwindled and finally expired in year 2007, the Housing Authority is pleased to report many community partnerships continued to provide valuable resident services and enhanced the activities of the Service Coordinator. A few of these examples are provided below:

COMMUNITY PARTNERSHIPS PROVIDING HEALTHCARE AND WELLNESS EDUCATION:

Two very fine programs have used our high rise buildings as learning centers for student nurses: Lancaster General Hospital's College of Nursing & Health Science; and Millersville University's Nursing Program.

Housing Authority residents are visited in their homes by the student nurses where blood pressure, glucose and cholesterol monitoring is provided. The student nurses provide information on a variety of topics such as maintaining nutrition during chemotherapy, reading food labels, understanding glycemic content of foods, and receiving proper foot care just to name a few. The students conduct group sessions on a variety of health topics and have provided several health fairs onsite.

While the students learn of the hardships that affect the health status of residents and the impact that chronic disease has on aging populations living independently; the residents enjoy personal contact and individualized teaching on their specific health concerns.

We were pleased to welcome representatives from Evercare Insurance, a division of United Health Care to our "family". They sponsored two exceptional events for the residents. A "Pampering Day" held in the Church Street Towers Community Room in December 2006 brought a musical group to sing holiday songs and the residents were

treated to hot chocolate and cookies. During this event, 20 students from the Lancaster School of Cosmetology came to "pamper" our residents with free haircuts and manicures.

In the second event, Evercare co-sponsored with the American Heart Association and American Stroke Association consisted of a pre- and post-blood screening, nutrition education, i.e. Reading Labels and Healthy Food Preparation, exercise options, i.e. Tai Chi & Line Dancing, and stress reducing activities, i.e. Meditation Techniques and Massage Therapy.

Pennsylvania Nutrition Program is committed to educating low income Pennsylvanians about healthful food choices and encouraging individuals to adopt positive, sustainable, nutrition related behaviors through the development and support of public and private partnerships. The PA Nutrition Program presented a monthly nutritional class at each LCHA hi-rise at an in-kind value of \$5,000.



Carol Moad
*Resident Initiatives
Coordinator*

Mission New Life's counselor, Robert Geiger provided smoking cessation classes on a rotation schedule in each hi-rise. The counseling, educational services and nicotine replacement patches and gum is an in-kind value of \$10,000.

Free flu shots were received by 160 LCHA residents at an in-kind value of \$3,000 sponsored by the Lancaster General Hospital Wellness Center.

OUR RESIDENTS

Our resident organization, CAFRO, (Church and Farnum Resident Organization) applied for and was successful in obtaining a grant in the amount of \$100,000 in 2004. This grant was designated to provide wellness activities on site. As a result, so many opportunities were made available, including monthly wellness presentations in both English and Spanish, health screenings, a Health Fair held at Farnum Street Hi-rise, periodic blood screenings, weekly blood pressure checks, weight management seminars and a weight loss contest.

Mr. John Forgione, Physical Therapist and Owner of Atlantic Rehabilitation Team provided two months of free structured exercise for residents in our hi-rise community rooms. Carol Moad continued the exercise program and expanded it with use of weight resistance and chair dancing videos provided

Continued on page 8

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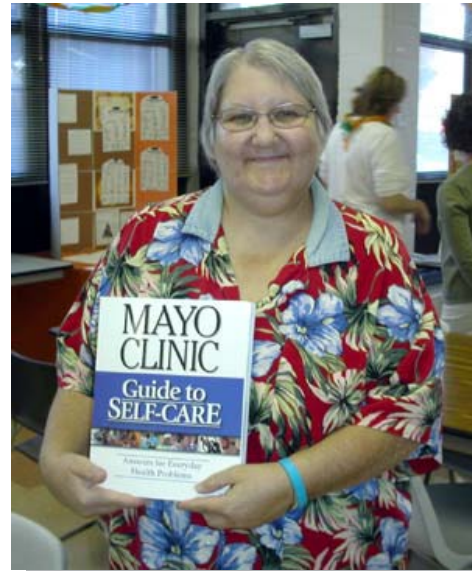
through the Wellness Grant. This program has been running for close to two years and enjoys the status of the longest running program in which the Housing Authority residents have participated.

Funds utilized from the Wellness Grant assisted the Housing Authority to complete a long-term project entitled the *Vial of Life*. This program involves the completion of a form saved in a protected format and updated as needed to provide an ambulance emergency response team with important information about the patient.

Salud Hispana agency offered a 12-week program devoted to Diabetes, its causes and how to manage the disease.

Following renovations made possible through Lancaster Southeast Medical Center's grants funds, CAFRO's Wellness grant funds and the Lancaster City Housing Authority, the clinic at Farnum Street East reopened in 2005 with new equipment, exam tables, office furniture and cabinetry. Dr. Knaub provides on site medical care to Southeast Medical patients sharing the space with the Lancaster General's Student Nursing Program.

And finally, we owe much gratitude to Shirley Pritts and the Old Country Buffet Restaurant for providing so many treats, rewards and contest prizes throughout the year. Our residents have been blessed by their generosity and kindness. ■



Bonnie is a big winner at the Health Fair!



Lucky Don and two smiling nurses at the Health Fair!

Modernization

FY2006 -2007

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Under the Capital Fund Program (CFP), the federal government distributes funding to housing authorities for the purpose of maintaining and upgrading their public housing developments. For the past several years, all authorities have noticed a substantial decrease in the amount of money allocated to this valuable program.

Despite the reduced CFP funding, the Lancaster City Housing Authority works hard to preserve its housing stock. Several years ago, we began exterior renovations at Susquehanna Court, modernizing front porches one or two buildings at a time. In the last two years we continued this work at two more buildings, in addition to replacing numerous water heaters and boilers. Several of our Scattered Sites were given new energy efficient replacement windows as well as some much-needed repairs of brick and porches.

Two emergency situations cropped up at our high rises. The rooftop make-up air handling system at Farnum Street East finally reached critical status and was beyond repair. There was no fresh air circulating in the building. Considered to be life-threatening to our residents, work was immediately initiated. We owe a good deal of gratitude to *Tippetts/Weaver Architects*, *E. H. Gochbauer & Sons, Inc.* and *Schlenger/Pitz Engineering* for their professional and expedient help in this emergency.

The second emergency occurred with a lightning strike at Church Street Towers. A number of electrical systems were completely destroyed, others experienced varying levels of damage. Burglar and fire alarm systems were among the most critical losses. We are most grateful to *Choice Security Systems* in helping to restore this service. ■

A long list of work items was undertaken...including the addition of an automatic door opener on the entrance to Farnum Street East's community room.



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Happenings at our Family Developments:

Several of our Scattered Sites residents have been working hard to further their education and improved their life skills:

- Luisa Florentino, a mother of two, received her GED and enrolled in HACC's LPN course. *(Pictured below.)*
- Kelly Benedict, mother of two, received her GED.
- Sarita McFadden, mother of one child, is attending York Technical Institute for medical assistance training/certification.
- Christie Gantz, who has three children is attending York Technical Institute for medical assistance training.
- Carmen Marti Vazquez, with two children, completed LHOP classes.
- And finally, former Susquehanna Court resident, Tamala Delgado completed the paralegal program at HACC.

Luisa Florentino has lived at one of our Scattered Site homes for three years. She is a single mother of two children, ages 8 and 5 and is expecting her third child in May. After initially quitting high school, she returned and graduated in 2006. She is enrolled at the Lancaster Campus of Harrisburg Area Community College in the LPN program while working part time as a receptionist at CareerLink. Luisa says she is grateful for the opportunity to live in Public Housing while she works toward the goal of owning her own home.



Financial

FY2006 -2007

LCHA
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PUBLIC HOUSING

Following is a discussion of the changes in assets, liabilities, and equity for the fiscal year 2007 compared to the fiscal year 2006.

Total Assets decreased by approximately \$274,220. The majority of the decrease [\$280,493] is a result of the net reduction of Capital Assets due to depreciation. The Authority invested approximately \$833,590 in improvements to the low rent developments during fiscal year 2007. The Housing Authority also had a decrease in its cash position. This is attributable to a net operating loss due primarily from reduced HUD subsidies.

Liabilities increased by \$43,339. The minimal change is attributable to the increase of various components of current liabilities, which includes accounts payable, accrued wages and payroll taxes, compensated absences, tenant security deposits, and other current liabilities.

Surplus (unrestricted net assets) decreased by approximately \$38,690.

The Public Housing's total operating receipts have increased \$922,267 or 30%. The most notable increase was seen in additional HUD capital grant revenue expended during 2007. Those revenues coincide with the increase in Capital Assets. In addition with the conversion to Asset Management (site-based accounting), management fees earned from the Section 8 program accounted for the increase as well.

The Public Housing program has two primary sources for revenue, HUD subsidies and tenant rental charges. Both of these sources are predicated on outside influences not solely controlled by the Housing Authority. Thus the Housing Authority has pursued other revenue opportunities such as roof-top rentals and management of other affordable housing projects.

Administration is 12% higher (\$117,180) than in the prior year. The

primary reason for the increase was the conversion to Asset Management, which included the establishment of a Central Office Cost Cent (COCC). Tenant service costs were decreased by \$62,620 in an effort to reduce expenses in order to offset an approximate 17 percent reduction in subsidy funding. Utility costs rose a slight 2 percent from the prior year. But because this cost is funded by HUD, the Housing Authority had to use other revenue sources to cover 17 percent funding reduction.

Maintenance expense is higher in 2007 primarily because unit turnover and trash collection costs increased. Additionally, protective service costs continued to decrease as a result of reduced funding.

The net result is an increase of operating expenses, net of depreciation by \$225,344 or 8%.

SECTION 8

A discussion of the changes in assets, liabilities, and equity for the fiscal year 2007 compared to the fiscal year 2006 is as follows:

Total Assets increased by approximately \$110,340 net of interprogram advances. The majority of the increase is a result of unexpended housing assistance payments funding due to a change in the local rental market that impacted leasing. The Sub Rehab program was terminated by HUD during 2007. The remainder of the increase in total assets is attributable to net income from operations.

Liabilities increased by \$28,874. The change is attributable to the increase in Family Self Sufficiency (FSS) escrow liability.

Surplus (unrestricted net assets) increased by approximately \$141,345.

Section 8 program HAP subsidy increased 5% from the same period last year as a result of additional appropriations by Congress. The other notable change in revenue was the decrease in other income. Other income declined by 46% due to a reduction in fraud recovery and portable voucher fees.

In total dollars Administration and General expense has decreased \$12,277. ■



Lori Haines
Accountant

FY2006

COMBINED BALANCE SHEET

Assets	Public Housing	Section 8	Combined
Cash – unrestricted	227,543	1,021,072	1,248,615
Cash – other restricted	137,655	160,904	298,559
Accounts Receivable	280,882	9,549	290,431
Inventory	78,294		78,294
Prepaid Costs	153,301		153,301
Other	58,761	28,245	87,006
Land, Structures, Equipment	9,481,946	175,823	9,657,769
Total Assets	10,418,382	1,395,593	11,813,975
Liabilities & Surplus			
Accounts Payable	217,552	41,592	259,144
Accrued Liabilities	145,170	79,350	224,520
Deferred Liabilities	139,284		139,284
Noncurrent liabilities	148,234	213,584	361,818
Total Liabilities	650,240	334,526	984,766
Surplus	9,768,142	1,061,067	10,829,209
Total Liabilities & Surplus	10,418,382	1,395,593	11,813,975

COMBINED STATEMENT OF INCOME & EXPENSES

Operating Receipts	Public Housing	Vouchers	SubRehab	S+C	Combined
Dwelling Rental–Tenants	1,256,976				1,256,976
Tenant Revenue – Other	83,080				83,080
HUD Grants	1,579,752				1,579,752
Housing Assistance Funding		5,162,109	203,765	85,527	5,451,401
Interest Income	10,410	31,855			42,265
Other Income	138,041	25,511			163,552
Total Operating Receipts	3,068,259	5,219,475	203,765	85,527	8,577,026
Operating Expenses					
Administration	980,661	563,389	440	20,968	1,565,458
Tenant Services	161,042	73,983			235,025
Utilities	580,330				580,330
Ordinary Maintenance Operations	993,265	18,061			1,011,326
Protective Services	18,726	91			18,817
Housing Assistance Payments		4,399,884	190,893	64,559	4,655,336
Nonroutine Maintenance	47,118				47,118
General Expense	188,517	39,779			228,296
Depreciation Expense	1,402,850	11,713			1,414,563
Total Operating Expenses	4,372,509	5,106,900	191,333	85,527	9,756,269
Prior Year Adjustment					
Net Operating Income (Loss)	(1,304,250)	112,575	12,432		(1,179,243)
Beginning of year Surplus	10,367,377	824,300	16,022		11,207,699
Prior period adjustments	705,015	106,792	(11,054)		800,753
End of year Surplus	9,768,142	1,043,667	17,400		10,829,209

FY2007

COMBINED BALANCE SHEET

Assets	Public Housing	Section 8	Combined
Cash – unrestricted	221,392	1,126,314	1,347,706
Cash – other restricted	138,707	165,574	304,281
Accounts Receivable	302,651	4,882	307,533
Inventory	83,778		83,778
Prepaid Costs	157,075		157,075
Other	6,060,748	42,579	6,103,327
Land, Structures, Equipment	9,201,453	166,643	9,368,096
Total Assets	16,165,804	1,505,992	17,671,796
Liabilities & Surplus			
Accounts Payable	95,920	26,065	121,985
Accrued Liabilities	6,441,703	80,804	6,522,507
Deferred Liabilities	3,593		3,593
Noncurrent liabilities	174,005	198,783	372,788
Total Liabilities	6,715,221	305,652	7,020,873
Surplus	9,450,583	1,200,340	10,650,923
Total Liabilities & Surplus	16,165,804	1,505,992	17,671,796

COMBINED STATEMENT OF INCOME & EXPENSES

Operating Receipts	Public Housing	Vouchers	SubRehab	S+C	Combined
Dwelling Rental-Tenants	1,261,498				1,261,498
Tenant Revenue – Other	85,766				85,766
HUD Grants	2,206,516				2,206,516
Housing Assistance Funding		5,407,182	142,109	94,395	5,643,686
Interest Income	11,359	34,353			45,712
Other Income	425,387	13,877			439,264
Total Operating Receipts	3,990,526	5,455,412	142,109	94,395	9,682,442
Operating Expenses					
Administration	1,097,841	599,399	3,678	8,640	1,709,558
Tenant Services	98,422	48,455			146,877
Utilities	591,372				591,372
Ordinary Maintenance Operations	1,102,383	18,846			1,121,229
Protective Services	5,545				5,545
Housing Assistance Payments		4,630,694	131,760	85,755	4,848,209
Nonroutine Maintenance	32,773				32,773
General Expense	265,667	16,235			281,902
Depreciation Expense	1,114,082	9,181			1,123,263
Total Operating Expenses	4,308,085	5,322,810	135,438	94,395	9,860,728
Prior Year Adjustment					
Net Operating Income (Loss)	(317,559)	132,602	6,671		(178,286)
Beginning of year Surplus	9,768,142	1,043,667	17,400		10,829,209
Prior period adjustments					
End of year Surplus	9,450,583	1,176,269	24,071		10,650,923

The LCHA Team

FY2006 -2007

Jose Baez, Custodian

Alvin Blakely, Maintenance Supervisor

Jeanne Brehaut, Administrative Assistant

Nora Brodbeck, Section 8 Program Specialist

Ben Burgos, Maintenance Worker II

Erin Carroll, Receptionist

Pedro Castro, Maintenance Worker I

Jeanette Conde, Housing Administration Assistant

Hector Cortijo, Custodian

Robert Cruz, Maintenance Worker I

Miguel Cuevas, Custodian

Beth Detz, Housing Administrator

Ron Dietrich, Maintenance Worker II

Kathie Dissinger, Assistant Housing Administrator

Al Drakeford, Maintenance Worker II

George Felber, Building Construction Inspector

Robert Fink, Van Driver

Susan Gerber, Housing Administration Assistant

Lori Haines, Accountant

Amy Kendall, Section 8 Asst. Program Coordinator

Heather Laventure, Receptionist

Maria Laventure, Receptionist

Michele Meehan, Section 8 Program Specialist

Carol Moad, Resident Initiatives Coordinator

Kenneth Mohler, Accounting Assistant

Angie Montanez, Section 8 Program Specialist

Jesenia Montanez, Section 8 Program Specialist

Barbara Morgan, Assistant Housing Administrator

Price Morris, Purchasing Agent

Eileen Obrochta, Administrative Assistant

Eva Oropesa, Resident Selector

Antonio Ortiz, Custodian

Jay Ortiz, Maintenance supervisor

Yamelyn Ortiz, Housing Administration Assistant

Rick Patterson, Maintenance Supervisor

Bob Peregrin, Public Housing Service Coordinator

Bobby Ramirez, Assistant Housing Administrator

Eliezer "Jun" Rivera, Custodian

Ismael Rivera, Jr., Inventory Clerk

Ismael Rivera, Sr., Van Driver

Luis Rivera, Custodian

Robert Schellhamer, Executive Director

William Singleton, Maintenance Worker I

William Steele, Systems Coordinator

Ty Stewart, Maintenance Worker II

Ray Sullivan, Section 8 Housing Inspector

Anne Marie Theurer, Section 8 Program Coordinator

Juan Torres, Jr., Maintenance Worker II

Marie Witkonis, Section 8 Program Specialist

FHEO, etc.

FY2006 -2007



POLICY OF NONDISCRIMINATION

The Lancaster City Housing Authority is an equal opportunity employer and provides equal opportunity housing. We do not discriminate against any person because of race, color, age, religion, sex, national origin or familial status. We also do not discriminate on the basis of disability in the admission or access to or treatment or employment in our federally-assisted programs or activities. Executive Director Robert C. Schellhamer has been designated to coordinate compliance with the nondiscrimination requirements contained in the various applicable Federal and State regulations. Mr. Schellhamer may be contacted by calling 717-397-2835 x3035 (TDD 717-397-7081), or by e-mail at rschellhamer@lcha.ws, or by mail at 325 Church St., Lancaster, PA 17602-4201.

SOLICITORS

Barley, Snyder, Senft & Cohen, LLC
Michael W. Davis, Esquire

AUDITORS

Trout, Ebersole & Groff, LLP
Tony Rathsam, CPA

FEE ACCOUNTANTS

Kubas & Kubas
Roman Kubas

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