

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	PHA Name: <u>Housing Authority of the City of York</u> PHA Code: <u>PA022</u> PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1032</u> Number of Housing Choice Vouchers (HCVs) <u>1722</u> Total Combined Units/Vouchers <u>2754</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. How the public can access this PHA Plan: The public may access YHA's 2027 Annual Plan at YHA's main office, located at 31 South Broad Street; on the YHA website; or by requesting a copy from any YHA property management office. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" data-bbox="256 1570 1453 1669"> <thead> <tr> <th data-bbox="256 1570 527 1627" rowspan="2">Participating PHAs</th> <th data-bbox="527 1570 649 1627" rowspan="2">PHA Code</th> <th data-bbox="649 1570 922 1627" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="922 1570 1209 1627" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1209 1570 1453 1627">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1209 1627 1331 1669">PH</th> <th data-bbox="1331 1627 1453 1669">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="256 1669 527 1732"> </td> <td data-bbox="527 1669 649 1732"> </td> <td data-bbox="649 1669 922 1732"> </td> <td data-bbox="922 1669 1209 1732"> </td> <td data-bbox="1209 1669 1331 1732"> </td> <td data-bbox="1331 1669 1453 1732"> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements														
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA? Y N														

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☐ ☒ Financial Resources.
- ☐ ☒ Rent Determination.
- ☐ ☒ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☐ ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☐ ☒ Project-Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

YHA continues to make progress toward its repositioning goals by relocating 11 households affected by the approved 2026 disposition. YHA expects to complete the sale of all 11 units by December 31, 2026. This action is consistent with YHA's goal of disposing of aging units that are costly to repair or require substantial rehabilitation.

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

	The most recent 5-Year Plan for 2025-2029 was approved in EPIC on June 22, 2026
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ (b) If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☒

(b) If yes, please describe:

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *PA022-Housing Authority of the City of York Form HUD-50075-ST (Form ID - 9946) printed by Regina Stone-Mitchell in HUD Secure Systems/Public Housing Portal at 08/20/2026 03:07PM EST*

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/22/2026

Approved By: VADLAMURU, KOMALATHA

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Part I: Summary		Locality (City/County & State)				
PHA Name : Housing Authority of the City of York		☐ Original 5-Year Plan ☒ Revised 5-Year Plan (Revision No:)				
PHA Number: PA022						
A.	Development Number and Name	Work Statement for Year 1 2025	Work Statement for Year 2 2026	Work Statement for Year 3 2027	Work Statement for Year 4 2028	Work Statement for Year 5 2029
	BROAD PARK MANOR (PA022000004)	\$569,407.00	\$535,000.00	\$1,415,000.00	\$729,563.00	\$8,925,000.00
	AUTHORITY-WIDE	\$1,677,037.10	\$1,155,000.00	\$1,155,000.00	\$1,320,913.00	\$1,292,077.00
	PARKWAY HOMES (PA022000003)	\$826,000.00	\$175,000.00	\$2,222,600.00	\$1,800,000.00	\$700,000.00
	SPRINGFIELD (PA022000007)	\$50,000.00	\$40,000.00	\$60,000.00	\$150,000.00	\$50,000.00
	STONY BROOK MANOR (PA022000008)	\$50,000.00		\$1,115,000.00	\$200,000.00	\$1,505,000.00
	SCATTER SITE (PA022000005)	\$84,483.90		\$30,500.00		\$250,000.00
	FAIRMONT (PA022000006)	\$360,000.00		\$150,000.00		\$500,000.00
	WELLINGTON HOMES (PA022000002)			\$6,600.00	\$150,000.00	
	EASTWOOD TERRACE (PA022000009)				\$1,175,000.00	\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$569,407.00
ID00000548	Remove old plumbing - BPM(Non-Dwelling Construction - Mechanical (1480)-Other)	Remove old boilers & piping from old hvac systems in all 3 high rises		\$80,407.00
ID00000557	Replace entry doors(Non-Dwelling Exterior (1480)-Doors)	replace 2 entry doors at BPM (27 & 31 S. Broad St. bldg.)		\$25,000.00
ID00000558	Storm Sewer French Drain Replacement(Dwelling Unit-Site Work (1480)-Storm Drainage)	Storm Sewer French Drain Replacement at 440 E. King St. & 31 S. Broad St.		\$70,000.00
ID00000614	Replace Security Cameras(Non-Dwelling Interior (1480)-Security)	Replace security cameras as needed throughout the property		\$119,000.00
ID00000615	Replace Community Room Furniture(Non-Dwelling Interior (1480)-Common Area Finishes)	Replace community room furniture in all 3 buildings		\$125,000.00
ID00000620	Asbestos Abatement (Dwelling Unit-Interior (1480)-Flooring (non routine))	Abate asbestos flooring when units become vacant -25 units		\$150,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,677,037.10
ID0000657	EPC Debt Service(Loan Debt Obligation (9002))	EPC Dept Service payments		\$360,000.00
ID0000549	Management Improvements(Management Improvement (1408)-Staff Training)	Management improvements		\$50,000.00
ID0000550	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Admin		\$315,652.10
ID0000551	Arch / Engineering Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	A/E Costs		\$100,000.00
ID0000552	hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Hardware and equipment; updating computer servers for all AMFs; updating AMP camera recording devices as needed; and updating computer and software equipment and software for all AMFs.		\$70,000.00
ID0000556	Operations(Operations (1406))	Operational support		\$781,385.00

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Work Statement for Year		1	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SCATTER SITE (PA022000005)			\$84,483.90
ID0000559	Relocation of Residents - Dispo of County Scattered Sites(Dwelling Unit - Demolition (1480))	Relocation of Residents of the following units 100 Henrietta 3424 N. George St 3426 N. George St 25 Church St 35 W. Main St 106 S. Main St		\$84,483.90
	PARKWAY HOMES (PA022000003)			\$826,000.00
ID0000577	Remodel bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Tubs and Showers)	remodel bathrooms in 45 units		\$826,000.00
	SPRINGFIELD (PA022000007)			\$50,000.00
ID0000616	Replace Community Space Furniture(Non-Dwelling Interior (1480)-Common Area Finishes)	Replace furniture in airruns on all 5 floors		\$50,000.00
	STONY BROOK MANOR (PA022000008)			\$50,000.00

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Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000617	Replace Common Area Furniture(Non-Dwelling Interior (1480)-Common Area Finishes)	Replace solarium furniture on all 5 floors		\$50,000.00
	FAIRMONT (PA022000006)			\$360,000.00
ID0000618	Replace Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace windows in 75 units and common areas		\$360,000.00
	Subtotal of Estimated Cost			\$3,616,928.00

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Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$535,000.00
ID0000561	Remodel Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Remodel 188 bathrooms		\$120,000.00
ID0000566	Replace Boilers & Pumps(Non-Dwelling Interior (1480)-Mechanical)	Replace boilers and associated pumps at 27 S. Broad & 31 S. Broad		\$150,000.00
ID0000567	Replace rooftop A/C units(Non-Dwelling Interior (1480)-Other)	Replace rooftop A/C units at 27 S. Broad & 31 S. Broad		\$75,000.00
ID0000570	Replace Water Heater(Dwelling Unit-Interior (1480)-Plumbing)	Replace one water heater		\$40,000.00
ID0000622	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Abate asbestos flooring as units become vacant		\$150,000.00
	PARKWAY HOMES (PA022000003)			\$175,000.00

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Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000563	Asbestos Abatement - Pipe Insulation(Dwelling Unit-Interior (1480)-Other)	Remove asbestos pipe insulation from bulkheads in 188 units		\$175,000.00
	SPRINGFIELD (PA022000007)			\$40,000.00
ID0000571	Replace Water Heater(Dwelling Unit-Interior (1480)-Plumbing)	Replace one water heater		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,155,000.00
ID0000572	Operations(Operations (1406))	Operations		\$675,000.00
ID0000573	Administration (Administration (1410)-Salaries)	Administration		\$260,000.00
ID0000574	Architects / Engineering(Contract Administration (1480)-Other)	A/E costs		\$100,000.00

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Work Statement for Year 2		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000575	Management Improvements(Management Improvement (1408)-Staff Training)	training for staff		\$50,000.00
ID0000576	Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Hardware / Equipment		\$70,000.00
	Subtotal of Estimated Cost			\$1,905,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$1,415,000.00
ID0000543	Asbestos Flooring Abatement - Common Areas(Non-Dwelling Interior (1480)-Common Area Flooring)	Abate asbestos tile and mastic from 12 common areas and hallways & install new flooring		\$900,000.00
ID0000547	Replace rooftop A/C Units (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	Replace A/C units on 31 S. Broad St		\$115,000.00
ID0000582	Remodel Kitchens(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Remodel Kitchens (new appliances, cabinetry)		\$250,000.00
ID0000623	Asbestos Abatement(Dwelling Unit-Interior (1480)-Flooring (non routine))	Abate asbestos floor as unit become vacant		\$150,000.00
	STONY BROOK MANOR (PA022000088)			\$1,115,000.00
ID0000545	Seal Brick Exterior(Non-Dwelling Exterior (1480)-Paint and Caulking)	Seal Brick Exterior on 1 building		\$90,000.00

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000585	Replace Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 100 existing refrigerators with energy star models		\$125,000.00
ID00000586	Replace wall A/C units and Shelves(Dwelling Unit-Interior (1480)-Mechanical)	Replace 100 existing A/C units and shelves holding units		\$900,000.00
	PARKWAY HOMES (PA022000003)			\$2,222,600.00
ID00000579	Upgrade Electrical Service / Install New Smoke/CO2 Det.(Dwelling Unit-Interior (1480)-Electrical)	Upgrade electrical service to 150 amp & install new smoke/ detectors in 170 units		\$241,000.00
ID00000580	Replace / Install Security Cameras (Dwelling Unit-Site Work (1480)-Other)	Replace current security cameras and install additional cameras (40+ cameras & software)		\$250,000.00
ID00000581	Repair / Replace Windows - Parkway Extended(Dwelling Unit-Exterior (1480)-Windows)	Repair or replace windows as needed in 10 units		\$65,000.00
ID00000587	Replace Main Sewer Line(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Main Sewer Line		\$340,000.00

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Work Statement for Year 3		2027	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity Estimated Cost
ID0000588	ADA Accommodations (Contract Administration (1480)-Contingency)	ADA improvements interior of unit (Note: Per physical needs assessment no exterior work needed at this time)	\$10,000.00
ID0000589	Replace roofs(Non-Dwelling Site Work (1480)-Fencing)	Replace roofs on 10 rows (60 units)	\$650,000.00
ID0000592	Utility Pole Repairs - Parkway(Non-Dwelling Site Work (1480)-Site Utilities)	Repair YHA owned utility poles - 6 total	\$121,600.00
ID0000625	Sealcoat Parking Area(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sealcoat and restripe parking lot at management office and maintenance area	\$45,000.00
ID0000628	Remodel Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Plumbing)	Remodel bathrooms to include new shower/tub, vanity, floor, exhaust fans, & toilets	\$500,000.00
	SCATTER SITE (PA022000005)		\$30,500.00
ID0000583	Install Storage Sheds(Dwelling Unit-Site Work (1480)-Other)	Install 1 storage shed at 17 units 115 S. Pershing(2) 515 N. Beaver (1) 412 W. North (1) 414 W. North (2) 30-32 Hartley (5)	\$30,500.00

Capital Fund Program - Five-Year Action Plan

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Work Statement for Year 3		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	SPRINGFIELD (PA022000007)			\$60,000.00
ID0000584	Replace Refrigerators(Dwelling Unit-Interior (1480)-Appliances)	Replace 30 existing refrigerator with energy star models		\$60,000.00
	FAIRMONT (PA022000006)			\$150,000.00
ID0000590	Replace A/C Units(Dwelling Unit-Interior (1480)-Other)	Replace PTAC units in 100 units		\$150,000.00
	WELLINGTON HOMES (PA022000002)			\$6,600.00
ID0000591	Utility Pole Repairs - Wellington(Non-Dwelling Site Work (1480)-Site Utilities)	Repair YHA owned utility poles - 2 poles		\$6,600.00

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Work Statement for Year 3 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$1,155,000.00
ID0000594	operations(Operations (1406))	operations		\$675,000.00
ID0000595	Administration(Administration (1410)-Salaries)	Administration		\$260,000.00
ID0000596	Architects / Engineering(Contract Administration (1480)-Other)	A/E Costs		\$100,000.00
ID0000597	Management Improvements(Management Improvement (1408)-Staff Training)	Staff training		\$50,000.00
ID0000598	Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Hardware / Equipment		\$70,000.00
	Subtotal of Estimated Cost			\$6,154,700.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2028				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$729,563.00
ID0000599	Replace Stoves(Dwelling Unit-Interior (1480)-Appliances)	Replace existing stove with energy star models in 281 units		\$99,563.00
ID0000600	Remove Bathrooms - Colleges(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Remove bathrooms in 16 units		\$120,000.00
ID0000602	Replace Main Sewer Lines(Dwelling Unit-Site Work (1480)-Sewer Lines - Mains)	Replace Main Sewer Lines in 3 buildings		\$510,000.00
	SPRINGFIELD (PA022000007)			\$150,000.00
ID0000601	Replace Window HVAC units(Dwelling Unit-Interior (1480)-Mechanical)	Replace 75 existing window HVAC units in building		\$150,000.00
	PARKWAY HOMES (PA022000003)			\$1,800,000.00

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Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000603	Jefferson Center - Common Area Improvements(Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Finishes)	Jefferson Center - Common Area Improvements		\$50,000.00
ID00000606	Window Replacement(Dwelling Unit-Exterior (1480)-Windows)	Replace windows in 188 units		\$750,000.00
ID00000607	Remodel Bathrooms(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical))	Remodel Bathrooms in 120 units		\$500,000.00
ID00000624	Replace Playground Equipment(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Replace playground equipment & installed new fall protection system		\$250,000.00
ID00000627	Replace Electrical Service Cables & Junction boxes(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace Electrical service cable and junction boxes on 30 rows		\$250,000.00
	WELLINGTON HOMES (PA022000002)			\$150,000.00
ID00000604	Remodel Community Center(Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Appliances)	Remodel Community Center to include HVAC energy improvements, removal of old radiators		\$150,000.00

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Work Statement for Year 4		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	EASTWOOD TERRACE (PA022000009)			\$1,175,000.00
ID0000608	Renovate 5 units (Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel install new window and dedicated circuit for A/C install new tub surround install new aux heat replace outdoor shed		\$250,000.00
ID0000609	Renovate 5 Units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel install new window and dedicated circuit for A/C install new tub surround install new aux heat replace outdoor shed		\$250,000.00
ID0000610	Renovate 5 units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel install new window and dedicated circuit for A/C install new tub surround install new aux heat replace outdoor shed		\$250,000.00
ID0000611	Renovate 5 units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	renovation to include upgrade electric panel install new window and dedicated circuit for A/C install new tub surround install new aux heat replace outdoor shed		\$250,000.00
ID0000612	Renovate 3 units(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Tubs and Showers)	upgrade electric panel install new window and dedicated circuit for A/C install new tub surround install new aux heat replace outdoor shed		\$175,000.00
	STONY BROOK MANOR (PA022000008)			\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2028			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity Estimated Cost
ID0000613	Amp 8 - Replace Roof(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof with fully adhered EPDM roofing system	\$200,000.00
	AUTHORITY-WIDE (NAWASD)		\$1,320,913.00
ID0000632	Administration (Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration	\$300,000.00
ID0000633	Operations(Operations (1406))	Operations	\$900,913.00
ID0000634	Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements	\$50,000.00
ID0000635	Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Computer Equipment and Maint. Equipment	\$70,000.00
	Subtotal of Estimated Cost		\$5,525,476.00

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Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	BROAD PARK MANOR (PA022000004)			\$8,925,000.00
ID0000542	Asbestos Abatement - Popcorn Ceilings(Dwelling Unit-Interior (1480)-Other)	Abate asbestos popcorn ceilings in 281 units		\$500,000.00
ID0000564	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Replace Diakin system in 440 Bldg - 27 units		\$2,500,000.00
ID0000565	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Replace Diakin system in 449 Bldg - 27 systems		\$2,500,000.00
ID0000605	Diakin - HVAC Upgrade(Dwelling Unit-Site Work (1480)-Other)	Upgrade existing Diakin HVAC system in 133 Bldg - 27 systems		\$2,500,000.00
ID0000629	Flooring Replacement(Non-Dwelling Interior (1480)-Common Area Flooring)	Replace flooring at White Rose St. Center - 27 S. Broad		\$50,000.00
ID0000630	Replace Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace windows at 31 S. Broad, 133 S. Broad, 440 & 449 E. King		\$750,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000631	Waterproof Foundation - 31 S. Broad(Non-Dwelling Exterior (1480)-Foundation)	Excavate and waterproof foundation at 31 S. Broad St		\$125,000.00
	FAIRMONT (PA022000006)			\$500,000.00
ID0000544	Upgrade Elevators(Non-Dwelling Interior (1480)-Other)	Upgrade 2 elevators		\$500,000.00
	SCATTER SITE (PA022000005)			\$250,000.00
ID0000546	Roof Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace roof at 19 W. Pennsylvania Ave Yoe (1 3 story building - 6 units)		\$250,000.00
	PARKWAY HOMES (PA022000003)			\$700,000.00
ID0000560	Replace Underground Gas Lines(Dwelling Unit-Site Work (1480)-Other)	Replace Underground Gas Lines - exact liner feet to be replaced to be determined by engineer.		\$200,000.00

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Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000626	Replace Boilers & Water Heaters(Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	Replace 60 boilers and 96 water heaters in boiler rooms		\$500,000.00
	STONY BROOK MANOR (PA022000008)			\$1,505,000.00
ID0000562	Replace Gate Valves (Dwelling Unit-Interior (1480)-Plumbing)	Replace gate valves in 100 units		\$30,000.00
ID0000568	Upgrade Elevators(Dwelling Unit-Interior (1480)-Other)	Upgrade two elevators		\$500,000.00
ID0000569	Install new shower surrounds(Dwelling Unit-Interior (1480)-Tubs and Showers)	Install new shower surrounds in 100 units		\$325,000.00
ID0000619	Replace Windows(Dwelling Unit-Exterior (1480)-Windows,Non-Dwelling Exterior (1480)-Windows)	Replace windows in 100 units and common areas		\$650,000.00
	SPRINGFIELD (PA022000007)			\$50,000.00

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Work Statement for Year 5		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0000593	Replace Cooling Tower - (Dwelling Unit-Interior (1480)-Mechanical)	Replace rooftop cooling tower with energy efficient replacement		\$50,000.00
	EASTWOOD TERRACE (PA022000009)			\$200,000.00
ID0000621	Repave Parking Lot(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Repave parking lot at Tremont & East Collage		\$200,000.00
	AUTHORITY-WIDE (NAWASD)			\$1,292,077.00
ID0000636	Management Improvements(Management Improvement (1408)-Staff Training)	Management improvements		\$50,000.00
ID0000637	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Admin		\$390,692.00
ID0000638	Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	hardware and equipment		\$70,000.00

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Work Statement for Year		5		
		2029		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00000639	Operations(Operations (1406))	Operational support		\$781,385.00
	Subtotal of Estimated Cost			\$13,422,077.00

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Work Statement for Year 1	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
EPC Debt Service(Loan Debt Obligation (9002))	\$360,000.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$50,000.00
Administration (Administration (1410)-Other,Administration (1410)-Salaries)	\$315,652.10
Arch / Engineering Costs(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	\$100,000.00
hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Operations(Operations (1406))	\$781,385.00

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Work Statement for Year 1 2025		
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$1,677,037.10

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Work Statement for Year 2	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations(Operations (1406))	\$675,000.00
Administration (Administration (1410)-Salaries)	\$260,000.00
Architects / Engineering(Contract Administration (1480)-Other)	\$100,000.00
Management improvements(Management Improvement (1408)-Other,Management Improvement (1408)-Staff Training)	\$50,000.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Subtotal of Estimated Cost	\$1,155,000.00

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Work Statement for Year 3	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
operations(Operations (1406))	\$675,000.00
Administration(Acministration (1410)-Salaries)	\$260,000.00
Architeects / Engineering(Contract Administration (1480)-Other)	\$100,000.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$50,000.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Subtotal of Estimated Cost	\$1,155,000.00

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Work Statement for Year 4	2028
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration (Administration (1410)-Other;Administration (1410)-Salaries;Administration (1410)-Sundry)	\$300,000.00
Operations(Operations (1406))	\$900,913.00
Management Improvements(Management Improvement (1408)-Staff Training;Management Improvement (1408)-System Improvements)	\$50,000.00
Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Subtotal of Estimated Cost	\$1,320,913.00

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Work Statement for Year 5	2029
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Management Improvements(Management Improvement (1408)-Staff Training)	\$50,000.00
Administration (Administration (1410)-Other,Administration (1410)-Salaries)	\$390,692.00
Hardware / Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$70,000.00
Operations(Operations (1406))	\$781,385.00
Subtotal of Estimated Cost	\$1,292,077.00