

5.2	<p>Goals and Objectives Continued</p> <p><u>Goal #6 – Ensure equal opportunity and affirmatively further fair housing by:</u> <i>1) undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; 2) undertaking affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability; 3) undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.</i></p> <p><u>Goal #7 – Manage the Public Housing Program in an efficient and effective manner by:</u> <i>1) promoting a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency; 2) increasing the marketability of the communities potentially increasing the waiting list; 3) maintaining at least a standard performer status under PHAS.</i></p> <p><u>Goal #8 – Manage the Housing Choice Voucher Program in an efficient and effective manner by:</u> <i>1) maintaining at least a 98% lease-up rate; 2) maintaining open and frequent communications with participants and landlords; 3) maintaining at least a standard performer status under SEMAP.</i></p> <p><u>Goal #9 – Ensure compliance with applicable regulations, including Generally Accepted Accounting Practices by:</u> <i>1) attempting to maintain a sufficient operating reserve level while sustaining reduced operating subsidies in order to maintain a FASS score of at least 27 points; 2) attempting to increase non-HUD income by acting as management agent to additional Tax Credit Housing projects, if funding would be available through PHFA.</i></p> <p><u>Goal #10 – Strategically comply with Project-Based Accounting and Management in an attempt to secure the future viability of the Authority’s housing communities by:</u> <i>1) establishing and promoting an effective decision-making environment that encompasses Housing Authority staff and the Board of Directors; 2) assessing and monitoring organizational structure and individual viability of housing communities; 3) providing staff training and support in operating under the Asset Management model.</i></p> <p><i>The Annual and 5-Year Agency Plans are based on the premise that if the goals and objectives are accomplished, the Housing Authority of the County of Armstrong’s mission will be achieved.</i></p> <p><i>The plans, statements, budget summary, policies, etc. set forth in the Annual and 5-Year Agency Plans all lead toward the accomplishment of the goals and objectives. Taken as a whole, they outline a comprehensive approach toward those goals and objectives, and are consistent with the Consolidated Plan.</i></p> <p><i>A progress narrative is provided as an attachment (pa039e01)</i></p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>1. <u>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:</u> <i>No amendments.</i> <i>Deconcentration information provided in Attachments pa039a01 and pa039g01.</i></p> <p>2. <u>Financial Resources:</u> <i>Anticipated financial resources amended as provided in Attachment pa039q01.</i></p>

3. **Rent Determination:** *Policies revised to amend the definition of "annual income" as defined in The Housing and Economic Recovery Act of 2008 (HERA) to exclude as annual income any deferred Veterans Affairs (VA) disability benefits that are received in a lump sum or in prospective monthly amounts. Flat Rent schedule provided as Attachment pa039h01.*
4. **Operation and Management:** *No amendments.*
5. **Grievance Procedures:** *No amendments.*
6. **Designated Housing for Elderly and Disabled Families:** *No amendments.*
7. **Community Service and Self-Sufficiency:** *No Amendments. Housing/Welfare MOA provided as Attachment pa039f01.*
8. **Safety and Crime Prevention:** *No Amendments.*
9. **Pets:** *No Amendments.*
10. **Civil Rights Certification:** *No Amendments.*
11. **Fiscal Year Audit:** *No Findings.*
12. **Asset Management:** *No Amendments.*
13. **Violence Against Women Act (VAWA):** *No Amendments. Attachment pa039i01 provided.*

The Agency Plans are available for public review at Asset Management Offices located at Armstrong Court, Garden Towers, Warren Manor, Friendship Apartments, and the Administrative Office.

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

- (a) **Hope VI or Mixed Finance Modernization or Development:** *Not Applicable.*
- (b) **Demolition and/or Disposition:** *Demolition application submitted January 15, 2009 for South Apartments (AMP03900011) was approved June 19, 2009. The demolition application covers the entire development of eighteen 2-, 3-, and 4-bedroom units. Residents will be relocated utilizing Section 8 Housing Choice Vouchers or by transfer to another Public Housing unit, with relocation completed by October 31, 2009.*
- (c) **Conversion of Public Housing:** *No Amendments. Attachment pa039d01 provided.*
- (d) **Homeownership:** *No Amendments.*
- (e) **Project-Based Vouchers:** *Not Applicable.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Attachments provided for the following CFP grants: 2007 P&E (pa039j01), 2008 P&E (pa039k01), 2009 Annual (pa039l01), 2010 Annual (pa039m01), and 2009 ARRA Annual Statement (pa039o01)</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Attachment pa039n01 provided.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Attachment pa039r01 provided</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ol style="list-style-type: none"> 1. <u>Maximize the number of affordable units available by:</u> employing effective maintenance & management policies to minimize off-line public housing units; reducing turnover time for vacated public housing units; maintaining or increasing Section 8 lease-up rates by establishing payment standards, enabling families to rent throughout the jurisdiction; and, undertaking measures to ensure access to affordable housing among families assisted by the HA, regardless of unit size required. 2. <u>Increase the number of affordable housing units by:</u> applying for additional Section 8 units, if available; and, collaborating with the private sector for additional Tax Credit housing. 3. <u>Target available assistance to families at or below 30% of AMI by:</u> adopting rent policies to support and encourage work; and, meeting, at least, the federal targeting requirements for families at or below 30% of AMI in both the Public Housing and Voucher Programs. 4. <u>Target available assistance to families at or below 50% of AMI by:</u> employing admissions preferences for working families (Vouchers); and, adopting rent policies to support and encourage work. 5. <u>Target available assistance to the elderly by:</u> employing the Singles Rule in both the Public Housing and Voucher Programs. 6. <u>Target available assistance to families with disabilities by:</u> modifying public housing units based on the Section 504 Transition Plan; applying for special-purpose vouchers, if available; marketing to agencies that assist families with disabilities; and employing the Singles Rule in both the Public Housing and Voucher Programs. 7. <u>Increase the awareness of HA resources among families of races and ethnicities by:</u> providing marketing information to local NAACP branches, Three Rivers Center for Independent Living, advertising in publications available to person in the tri-county area, and listing housing opportunities on websites such as PHFA's apartment locator.

9.1	<p>Strategy for Addressing Housing Needs Continued</p> <p>8. <u>Conduct activities to affirmatively further fair housing by:</u> <i>counseling Section 8 participants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.</i></p> <p><i>The strategies that the HA will pursue will be influenced by funding and staffing constraints, housing needs, and consultation with residents, the Resident Advisory Board, and advocacy groups.</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><i>A progress narrative is provided as an attachment (pa039e01).</i></p> <p><i>The Housing Authority of the County of Armstrong will consider the following items to be a SUBSTANTIAL DEVIATION or SIGNIFICANT AMENDMENT OR MODIFICATION to the Agency Plan:</i></p> <ol style="list-style-type: none"> <i>1. Changes to rent or admissions policies;</i> <i>2. Changes in the organization of the waiting lists;</i> <i>3. Addition of any non-emergency modernization work items that were not included in the current Annual Statement or 5-Year Plan, which exceed 10% of the total Capital Fund Program grant for any particular year; and,</i> <i>4. Homeownership programs or conversion activities.</i> <p><i>Any and all Substantial Deviations of Significant Amendments or Modifications to the Agency Plan require formal Board approval, Resident Advisory Board involvement, and formal revision and resubmission of the subject Agency Plan.</i></p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p><i>All forms listed above have been submitted electronically to the local HUD Field Office.</i></p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p><i>Resident Advisory Board Meeting Minutes are provided as Attachment pa039s01.</i></p> <p><i>Comments specific to the Agency Plan were considered, but it was determined that no changes to the Agency Plan were necessary based on those comments.</i></p> <p><i>The Resident Advisory Board Membership and Resident Board Member are provided as Attachments pa039c01 and pa039b01 respectively.</i></p>

Required Submission for HUD Field Office Review Continued

(g) Challenged Elements - **Not Applicable.**

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

Provided as Attachment pa039m01.

11.0

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Provided at Attachment pa039n01.

PHA Plans

5 Year Plan for Fiscal Years 2010 - 2014
Annual Plan for Fiscal Year 2010

FINAL

Comment Period: July 29, 2009 through September 11, 2009

Public Hearing: September 14, 2009

Board Approval: September 16, 2009

Version #1 Submitted to HUD: October 9, 2009

Version #2 Submitted to HUD: December 11, 2009

Amend Section 6.0, PHA Plan Update, Paragraphs #1 and #3

Approved by HUD: TBA

ARMSTRONG COUNTY HOUSING AUTHORITY
PUBLIC HOUSING DECONCENTRATION POLICY
NOVEMBER, 1999

STATUTORY BASIS

Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) imposes income targeting requirements in public housing. Forty percent of all new admissions must be families with incomes at the time of their admission that does not exceed 30% of the area median income.

In complying with this income targeting requirement, a PHA may not concentrate very low income families in public housing dwelling units in certain public housing communities or certain buildings within communities. Each PHA is required to adopt an admissions policy designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments.

In implementing this requirement, a PHA may offer incentives for eligible families having higher incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having lower incomes. The PHA may also offer incentives for eligible families having lower incomes to occupy a dwelling unit in properties predominantly occupied by eligible families having higher incomes.

These incentives may be made available by a PHA only in a manner that allows for the eligible family to have the sole discretion in determining whether to accept the incentive. A PHA may not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of a development. However, the skipping of a family on a waiting list to reach another family to implement a deconcentration policy shall not be considered an adverse action. The PHA must implement this policy in a manner that does not prevent or interfere with the use of site based waiting lists.

FACT FINDING

In order for the Armstrong County Housing Authority to implement Section 513 of QHWRA, an analysis of household income will be undertaken and updated at least annually. The analysis will include an evaluation of the average family income in each family public housing community.

pa039a02

DECONCENTRATION POLICY

The Armstrong County Housing Authority's Deconcentration Policy shall be incorporated into the Agency's Admissions and Continued Occupancy Policy (ACOP).

It is the Armstrong County Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Armstrong County Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each family public housing community and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

DECONCENTRATION INCENTIVES

The Armstrong County Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF UNIT

When the Armstrong County Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal.

The Armstrong County Housing Authority will attempt to contact the family first by telephone. If the family cannot be reached by telephone, the family will be notified via first class mail. The family will be given ten (10) business days from the date the letter was mailed to contact the Armstrong County Housing Authority.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the applicant file. If the family rejects the offer of the unit, the Armstrong County Housing Authority will send the family a letter documenting the offer and the rejection.

pa039a02

REJECTION OF UNIT

If in making the offer to the family the Armstrong County Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the Armstrong County Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time will be changed to the date and time the unit was rejected. The family will be offered the right to an informal review of the decision to alter their application status

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for those working or going to school).

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

The governing board of the Housing Authority of the County of Armstrong includes Ms. June Renfro, a resident of Balcony Towers (Section 8 New Construction Program) and Ms. Roxanna Dunn, a participant of the Section 8 Housing Choice Voucher Program.

The Armstrong County Board of Commissioners appointed Ms. Renfro for a 5-year term, commencing on February 1, 2005 and expiring on January 31, 2010. Ms. Dunn was appointed to serve the remaining term of a vacated position commencing on October 2, 2008 and expiring on February 1, 2012.

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The Housing Authority of the County of Armstrong actively collaborates with a Resident Advisory Board in the preparation of its Agency Plans.

The members of the Resident Advisory Board are former Resident Council officers, or residents/participants who have volunteered to participate. The members, who include residents of the Public Housing and Section 8 Voucher Programs, are as follows:

Program	Development Name	Member Name
Public Housing	Armstrong Court	No Representative
	Allegheny Manor	No Representative
	Parkview Apartments	Nancy Odrechowski
	South Apartments	No Representative
	Luxemburg Manor	Alfred Sigwart
	Lee Haven Towers	Barb Antoniono
	Warren Manor	Beryl Harley
	Garden Towers	John Kellner
	South McKean Way	No Representative
	Friendship Apartments	Shirley Tomko
Freeport Towers	Karen Lentz	
Section 8 Voucher	Valley View Apartments I	Roxanna Dunn

The Housing Authority is actively soliciting residents, of the developments that are not currently represented, for interest to serve on the Resident Advisory Board.

Voluntary Conversion of Public Housing Developments to Tenant-Based Assistance

The Housing Authority conducted its required Initial Assessment in July 2001, certified that the implications of converting to tenant-based assistance was considered, and concluded that the conversion is inappropriate based on the following factors:

- 1) Financial feasibility of a conversion was not conclusive at that time; and,
- 2) Conversion would not benefit the residents or the community, and would eliminate the availability of the Mandatory Earned Income Disregard and the option to choose a Flat Rent, which would deter self-sufficiency efforts. Additionally, due to the mandate to house 75% of new admissions with incomes within the Extremely Low Income range, a concentration of the “poorest of the poor” in small residential areas would occur; and,
- 3) The availability of affordable housing in the community would be adversely affected if the residents chose to utilize portability.

Component 10 (B)

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? Four (4)
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Seven (7)
- c. How many Assessments were conducted for the PHA’s covered developments? Four (4)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
N/A	N/A

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: Not Applicable

The Housing Authority continues to monitor the vacancy rate at each of the developments that may be considered for conversion as indicated by the chart below:

Project Name	Total # Units	# Vacant Units / Vacancy Rate		
		6/30/2009	6/30/2008	6/30/2007
Allegheny Manor	34	6 / 17.65%	3 / 8.82%	0 / 0%
South Apartments	18	1 / 5.56%	1 / 5.56%	2 / 11.11%
Luxemburg Manor	30	0 / 0%	0 / 0%	1 / 3.33%
South McKean Way	16	1 / 6.25%	0 / 0%	0 / 0%

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

SUMMARY OF PROGRESS MADE TOWARD ACHIEVING GOALS OUTLINED IN THE AGENCY PLAN

In our FY2009 Agency Plan, the Housing Authority of the County of Armstrong listed ten (10) major goals. During this year, we have made progress toward accomplishing all of these ten (10) goals.

1. Expand the supply of existing housing – In collaboration with a private developer an additional twenty (20) low-income tax credit housing units (Valley View V) will be constructed. The Authority continues to maintain a Public Housing vacancy rate of less than 2%.
2. Improve the quality of assisted housing – On-going modernization of public housing units has met all HUD obligation and expenditure requirements. The Authority has received approval for the demolition of South Apartments, an 18 unit family complex, under Section 18. The Authority continues to maintain a High-Performer status for both PHAS and SEMAP.
3. Increase assisted housing choices – The Housing Authority maintains sub-jurisdictional Public Housing waiting lists, and continues to provide Voucher mobility counseling during all briefings and as part of our on-going program. The Authority continues outreach efforts to potential landlords. A Voucher Homeownership Program was implemented on January 1, 2006, resulting in five (5) closings to date. The Authority has been able to increase both the Payment Standard and the Utility Allowances.
4. Provide an improved living environment – The Deconcentration Policy was adopted by the Board of Directors and has been implemented. The Authority continues to modernize its Public Housing developments and units.
5. Promote self-sufficiency and asset development of families and individuals – The Authority has adopted policies to afford a working preference to applicants of the Housing Choice Voucher program, and also manages a Family Self-Sufficiency and Homeownership program. Mandatory Earned Income Disregards were implemented in the Public Housing and Housing Choice Voucher programs, as required, which encourages residents to work without penalty of an increased rent. In FY2008 there was an average of 69 Public Housing and 55 Housing Choice Voucher households with employed members.
6. Ensure equal opportunity and affirmatively further fair housing – The Housing Authority continues to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Modifications/Alterations are made, as needed, to satisfy verified reasonable accommodation requests. Renovations, utilizing the Capital Fund Program, are being made to existing Public Housing units to assure full compliance with UFAS.
7. Manage the Housing Authority of the County of Armstrong's Public Housing program in an efficient and effective manner, thereby qualifying as at least a standard performer under PHAS – The Housing Authority has received High-Performer status for FY2008, with a score of 98% (Due to new AMP PHAS rules, score/designation carried over from prior year 2007).

8. Manage the Housing Authority of the County of Armstrong's tenant-based Voucher program in an efficient and effective manner, thereby qualifying as at least a standard performer under SEMAP – The Housing Authority has received a “High” rating status for FY2008, with a score of 97%.
9. Ensure compliance with applicable regulations, including compliance with generally accepted accounting practices – The Housing Authority has converted to the Generally Accepted Accounting Practices (GAAP) format, as required. The FY2008 independent audit contained no financial findings. The Authority maintained a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies, to maintain a FASS score of 20 points (unaudited) for the fiscal year ending December 31, 2008.
10. Strategically plan for the transition to Project-Based Accounting and Project-Based Management to secure the future viability of the Housing Authority of the County of Armstrong - The Housing Authority has regrouped its eight (8) Public Housing developments into three (3) new Asset Management Projects and reorganized staff assignments as necessary. Record keeping and accounting procedures have been shifted to a project- and AMP-based level, and continue to be refined for efficient operations. Staff attends training regarding Asset Management concepts and functions, as it is available.

**MEMORANDUM OF AGREEMENT
COOPERATION AGREEMENT FOR ECONOMIC SELF-SUFFICIENCY
BETWEEN THE PUBLIC HOUSING AND WELFARE AGENCIES**

This Memorandum of Agreement (MOA) is made and entered into between the **Housing Authority of the County of Armstrong (PHA)**, a governmental entity corporation, and the local **Department of Public Assistance (Welfare Agency)**. The parties hereto agree as follows:

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (PHRA, Public Housing Reform Act) envisions that the PHA and the Welfare Agency will target services to families who receive housing assistance, and will work together to help these families to become self-sufficient;

WHEREAS, the PHA and the Welfare Agency recognize the significant overlap in the population receiving welfare assistance and living in public housing or receiving Section 8 tenant-based assistance;

WHEREAS, the PHA and the Welfare Agency recognize that these families have the potential to succeed and become economically self-sufficient where adequate supportive services are provided;

WHEREAS, the PHA and the Welfare Agency recognize that coordinated administrative practices support participant self-sufficiency and it is in the best interest of all parties concerned to coordinate efforts aimed at jointly assisting these families in becoming economically self-sufficient so that efforts are not duplicated and so that the strengths of both the PHA and the Welfare Agency can be used to benefit all families; and,

WHEREAS, the PHA and the Welfare Agency recognize the need for a streamlined process to collect, verify and provide information as necessary to either party in a timely manner to ensure efficient delivery of service, and to detect and deter participant fraud and program noncompliance;

THEREFORE, be it resolved that the parties agree to the following:

I. PURPOSE OF MEMORANDUM OF AGREEMENT (MOA)

The purpose of this MOA is to carry out, on a local level, Sec. 512(d)(7) of the Public Housing Reform Act of 1998 (PHRA) implemented at 24 CFR 5.613. That section states, in relevant part, the following:

“A public housing agency...shall make its best efforts to enter into such cooperation agreements, with State, local, and other agencies providing...welfare or public assistance..., as may be necessary, to provide...information to facilitate administration (of their program requirements) and other information regarding rents, income, and assistance that may assist a public housing agency or welfare or public assistance agency in carrying out its functions.”

“A public housing agency shall seek to include in a cooperation agreement... requirements and provisions designed to target assistance under welfare and public assistance programs to families residing in public housing projects and families receiving tenant-based assistance under section 8, which may include providing for economic self-sufficiency services within such housing, providing for services designed to meet the unique employment-related needs of residents of such housing and recipients of such assistance, providing for placement of workfare positions on-site in such housing, and such other elements as may be appropriate.”

This MOA carries out this provision by identifying common goals and purposes of both the PHA and the Welfare Agency that support the economic self-sufficiency efforts of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance. The PHA and the Welfare Agency agree to the following goals:

1. Targeting services and resources to families to assist them in achieving economic self-sufficiency;
2. Coordinating and streamlining the administrative functions to ensure the efficient delivery of services to families; and,
3. Reducing and discouraging fraud and noncompliance with welfare and housing program requirements.

II. TARGETING SERVICES AND RESOURCES

The PHA and Welfare Agency agree to target services and resources to families receiving federal housing assistance through programs that support the economic self-sufficiency of low-income families receiving welfare assistance and living in public housing or receiving section 8 tenant-based assistance.

Programs that support this economic self-sufficiency include, but is not limited to: pre- and post-employment and training activities, job search activities, job development, case management, mentoring, counseling, childcare, transportation, and provide meeting space for workshops.

III. COORDINATING DELIVERY OF ASSISTANCE AND SERVICES

The PHA and Welfare Agency agree to coordinate and streamline the delivery of services to joint recipients of assistance.

Coordination efforts will include, but not be limited to: a joint program resource and

referral system, and verification of information to determine program eligibility and/or eligibility for continued assistance.

IV. REDUCING FRAUD AND NONCOMPLIANCE WITH PROGRAM REQUIREMENTS

Target Supportive Services - The PHA and Welfare Agency will share information for families jointly served in order to verify participant information used to determine program eligibility and/or compliance and to target supportive services.

Provide Welfare to Work Incentives - The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing is eligible for a “disallowance of earned income” from rent because of an increase in income due to employment during the 12-month period beginning on the date on which the employment began and a phase-in of fifty percent of the total rent increase for the next 12-month period (PHRA, Sec. 508(d)).

The eligible family must:

1. Reside in public housing; and,
2. Have experienced an increase in income as a result of employment of a member of the family who was previously unemployed for one or more years; or,
3. Have experienced an increase in income during participation of a family member in any family self-sufficiency or other job training program; or,
4. Have or has, within six months, been assisted under any State program for TANF under part A of title IV of the Social Security Act and whose earned income increases.

Encourage Welfare Compliance -The PHA and Welfare Agency will share information for families jointly served so that the PHA may determine if a family residing in public housing or receiving section 8 tenant-based assistance that has experienced a decrease in income is eligible for a rent decrease.

The Welfare Agency will provide information to the PHA whether the jointly served family’s welfare benefits/assistance has been reduced or terminated, and if this reduction or termination was due to fraud or noncompliance with an economic self-sufficiency program or work activity requirement as defined in Sec. 512(d)(2)(A) and (3) – not including any reduction of benefits due to an expiration of lifetime time limit benefits.

Determining exemptions from Public Housing Community Service Requirement – The PHA and Welfare Agency will share information for jointly served families so that the PHA may determine if adult members of a family residing in public housing are exempt from Community Service because they are:

1. Engaged in a work activity as defined in Sec. 407(d) of the Social Security Act [42 U.S.C. 607(d)], as in effect on and after July 1, 1997; or,

2. Engaged in a work activity under the State program funded under part A of title IV of the Social Security Act [42 U.S.C. 601, et seq.] or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or,
3. Receiving assistance under a State program funded under part A of title IV of the Social Security Act [42 U.S.C 601, et seq.] or under any other welfare program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA and Welfare Agency will implement a process for timely verification, including written verification forms, and will take into consideration all applicable privacy requirements.

WHEREAS, both parties herein fully understand and agree to the roles and responsibilities outlined in this agreement, to be effective on the date of the last signature attested below.

**HOUSING AUTHORITY OF THE
COUNTY OF ARMSTRONG:**

**DEPARTMENT OF PUBLIC
ASSISTANCE:**

Karen Rega
Executive Director

Joseph Valasek
Director

Date

Date

(This agreement was effective on July 15, 2003.)

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

**ASSESSMENT OF DECONCENTRATION OF POVERTY
AND INCOME MIXING IN PUBLIC HOUSING**

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public Housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Development Name	Number of Units	Explanation (if any) [see step 4 at 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at 903.2(c)(1)(v)]
Allegheny Manor	34	NA	May offer incentives and may employ wait list skipping to employ deconcentration efforts (see Attachment pa039a02) for complete text of the Deconcentration Policy)
South McKean Way	16	This community is above the Established Income Range, but is below the 30% of Area Median Income. It would not be practical to place lower income families in this development in which the average family income is already at the Extremely Low-Income level	

FLAT RENT SCHEDULE – FY2010

Community	Bedroom Size	Flat Rent
Armstrong Court Kittanning, PA	Efficiency Units	\$249
	1 Bedroom Units	\$435
	2 Bedroom Units	\$471
Allegheny Manor Kittanning, PA	1 Bedroom Units	\$435
	2 Bedroom Units	\$481
	3 Bedroom Units	\$511
	4 Bedroom Units	\$556
Parkview Apartments Ford City, PA	Efficiency Units	\$233
	1 Bedroom Units	\$435
South Apartments Ford City, PA	2 Bedroom Units	\$429
	3 Bedroom Units	\$459
	4 Bedroom Units	\$504
Luxemburg Manor North Apollo, PA	1 Bedroom Units	\$435
	2 Bedroom Units	\$481
	3 Bedroom Units	\$511
	4 Bedroom Units	\$556
Lee Haven Towers Leechburg, PA	Efficiency Units	\$223
	1 Bedroom Units	\$435
Warren Manor Apollo, PA	Efficiency Units: All B & F units (except 1F) and unit 1J	\$212
	All C & D units and unit 1F	\$196
	1 Bedroom Units: H & K units on floors 2-6	\$340
	All others	\$435
Garden Towers Kittanning, PA	Efficiency Units	\$249
	1 Bedroom Units	\$435
	2 Bedroom Units	\$471
South McKean Way Kittanning, PA	1 Bedroom Units	\$472
	2 Bedroom Units	\$528
Friendship Apartments Leechburg, PA	Efficiency Units	\$223
	1 Bedroom Units	\$435
Freeport Towers Freeport, PA	1 Bedroom Units	\$435

ATTACHMENT TO THE FY 2010 ANNUAL AGENCY PLAN

VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005

The Housing Authority of the County of Armstrong has amended its Public Housing Admissions and Continued Occupancy Policy and Dwelling Lease; and, the Section 8 Housing Choice Voucher Administrative Plan and HAP Contract to incorporate the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Public Law 109-162) as it pertains to those housing programs.

The Housing Authority of the County of Armstrong is not implementing any admissions preferences for victims of domestic violence, dating violence, or stalking, as defined, and does not directly provide any victim services. The Housing Authority will, by referral to other local service providers, assist victims of such violence obtain or maintain housing; or, prevent the abuse or enhance the safety of victims of such violence.

Information regarding the rights of victims of such violence is provided to all applicants as they apply for housing assistance, and has also been provided to all current residents.

RESERVED
ATTACHMENT
pa039p02

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

FINANCIAL RESOURCES

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	\$1,387,739	Operations
b) Public Housing Capital Fund	\$704,851	Modernization
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,101,040	Program Administration
Other Federal Grants (list below)		
Section 8 Voucher FSS	\$26,604	Program Coordinator
2. Prior Year Federal Grants (unobligated funds only) (list below)		
FY2007 CFP (as of 6/30/2009)	\$3,689	See attached P & E
FY2008 CFP (as of 6/30/2009)	\$354,131	See attached P & E
FY2009 CFP (as of 9/8/2009)	\$704,851	See attached Annual Stmt
FY2009 ARRA	\$880,568	See attached Annual Stmt
3. Public Housing Dwelling Rental Income	\$1,484,890	Operations
4. Other income (list below)		
Investment Income	\$20,000	Operations
Misc. tenant charges, Laundry, & Other Misc. Income	\$151,500	Operations
4. Non-federal sources (list below)		
Total resources	\$6,819,863	Housing Program Operation and Administration

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

STATEMENT OF HOUSING NEEDS

Housing Needs of Families in the Jurisdiction by Family Type (U.S. Census date - 2000 CHAS data for Armstrong County)							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Location
Income <= 30% of MFI	1,355	5	NA	NA	NA	NA	NA
Income >30% but <=50% of MFI	1,396	4	NA	NA	NA	NA	NA
Income >50% but <80% of MFI	1,647	2	NA	NA	NA	NA	NA
Elderly	1,768	3	NA	NA	NA	NA	NA
Families with Disabilities	1,506	3	NA	NA	NA	NA	NA
White/Non-Hispanic	6,474	3	NA	NA	NA	NA	NA
Black/Non-Hispanic	62	3	NA	NA	NA	NA	NA
Hispanic	40	3	NA	NA	NA	NA	NA
Native Amer/Non-Hispanic	0	NA	NA	NA	NA	NA	NA
Asian/Non-Hispanic	15	3	NA	NA	NA	NA	NA
Pacific Island/Non-Hispanic	0	NA	NA	NA	NA	NA	NA

ATTACHMENT TO THE FY2010 ANNUAL AGENCY PLAN

**STATEMENT OF
HOUSING NEEDS**

Housing Needs of Families on the Waiting List				
	PUBLIC HOUSING		SECTION 8 VOUCHER	
	# of Families	% of Total Families	# of Families	% of Total Families
Waiting List Total	252		251	
Extremely low income <=30% AMI	172	68	168	67
Very low income >30% but <=50% AMI	70	28	83	33
Low income >50% but <80% AMI	10	4	0	0
Families with Children	81	32	160	64
Elderly Families	52	21	12	5
Families with Disabilities	85	34	61	24
Near-Elderly/Singles	34	13	18	7
White/Non-Hispanic	236	94	239	95
White/Hispanic	0	0	1	<.5
African American/Non-Hispanic	13	5	10	4
Amer Indian/Alaska Native/Non-Hisp	2	<.8	0	0
Asian/Non-Hispanic	1	<.4	0	0

Characteristics by Bedroom Size		
0-Bedroom	139	55
1-Bedroom	27	11
2-Bedroom	50	20
3-Bedroom	30	12
4-Bedroom	6	2

Comments:

Waiting List - Open
Annual Turnover - 128

Waiting List - Closed
Last Open - Sept. 2008
Next Open - Sept. 2010