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|------------|---|----------|--------------------------------------|-------------------------------|------------------------------|
| 1.0 | PHA Information PHA Name: Housing Authority of the County of Armstrong PHA Code: PA039 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2012 | | | | |
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 526 Number of HCV units: 264 (545 less 18 demolished units at South Apartments & a merged unit at Luxemburg Manor) (Mainstream Vouchers – 232 Relocation Vouchers - 17 FUP Vouchers – 15) | | | | |
| 3.0 | Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program |
| | PHA 1: | | | | PH HCV |
| | PHA 2: | | | | |
| | PHA 3: | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. | | | | |
| 5.1 | Mission. State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years: <i>The mission of the Housing Authority of the County of Armstrong is to provide decent, safe and affordable housing to low-income citizens, without discrimination, and to do so with compassion and empathy. We are committed to operating in a professional, ethical and fiscally responsible manner.</i> | | | | |
| 5.2 | Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Goal #1 - Expand the supply of assisted housing by: 1) applying for additional rental vouchers, if available; 2) collaborating with the private sector for additional tax credit housing; 3) investigate options for replacement housing at demolished site in Ford City (South Apartments.).</u> <u>Goal #2 – Improve the quality of assisted housing by: 1) renovating or modernizing public housing units (Capital Fund Program).</u> <u>Goal #3 – Increase assisted housing choices by: 1) providing voucher mobility counseling; 2) conducting outreach efforts to potential voucher landlords; 3) increasing voucher payment standards (depending on FMRs, utility costs & financial appropriations); 4) maintaining Public Housing sub-jurisdictional waiting lists; 5) administering the Voucher Homeownership Program (established January 1, 2006); 6) provide housing opportunities under the Family Unification Program (FY2009 awarded August 2010).</u> | | | | |

Goal #4 – Provide an improved living environment by: 1) implementing a deconcentration policy to bring higher income households into lower income developments and lower income households into higher income developments; 2) implementing security improvements as necessary and feasible; 3) enforcing lease provisions, especially activity that interferes with the health, safety, or the right of peaceful enjoyment of the premises and immediate vicinity; 4) screening prospective residents for adverse behavior that would be detrimental to the housing community.

Goal #5 – Promote self-sufficiency and asset development of assisted households by: 1) increasing the number of assisted households with employed members; 2) providing or attracting supportive services to improve assistance recipients' employability; 3) providing or attracting supportive services to increase independence for the elderly or persons with disabilities; 4) administering the Voucher Family Self-Sufficiency, Voucher Homeownership and Voucher Family Unification Programs.

Goal #6 – Ensure equal opportunity and affirmatively further fair housing by: 1) undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, and sexual orientation or gender identity; 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, disability, sexual orientation, or gender identity; 3) undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

Goal #7 – Manage the Public Housing Program in an efficient and effective manner by: 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, 4) maintaining at least a 98% occupancy rating.

Goal #8 – Manage the Housing Choice Voucher Program in an efficient and effective manner by: 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; 4) promoting a motivating work environment with capable, efficient employees to operate as a customer-friendly and fiscally responsible agency.

Goal #9 – Ensure compliance with applicable regulations, including Generally Accepted Accounting Practices by: 1) attempting to maintain a sufficient operating reserve level while sustaining reduced operating subsidies in order to maintain a FASS score of at least 15 points (based on the threshold described in Interim Rule published February 23, 2011 for a standard performer); 2) attempting to increase non-HUD income by acting as management agent to additional Tax Credit Housing projects, if those opportunities are available.

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: 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.

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.

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.

A progress narrative is provided as an attachment (pa039e01)

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (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.

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:** *Policies amended to incorporate the "Violence Against Women Act Conforming Amendment" Final Rule effective November 26, 2010. Clarifications as provided in Attachment pa039s01.*

Deconcentration information provided in Attachments pa039a01 and pa039g01.

2. **Financial Resources:** *Anticipated financial resources amended as provided in Attachment pa039o01.*

3. **Rent Determination:** *No Amendments. Flat Rent schedule provided as Attachment pa039h01.*

4. **Operation and Management:** *No amendments.*

5. **Grievance Procedures:** *Amended as outlined in Attachment pa039t01.*

6. **Designated Housing for Elderly and Disabled Families:** *No amendments.*

7. **Community Service and Self-Sufficiency:** *Housing/Welfare MOA as provided in Attachment pa039f01 and Section 3 Statement as provided in Attachment pa039r01.*

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 (AMP039000011) was approved June 19, 2009. The demolition application covers the entire development of eighteen 2-, 3-, and 4-bedroom units. Residents were relocated utilizing Section 8 Housing Choice Vouchers or transferred to other Public Housing units. Relocation of all residents was completed on December 9, 2009. Demolition of the site was substantially completed December 3, 2010, with final payment being issued May 24, 2011.*

(c) **Conversion of Public Housing:** *No Amendments. Attachment pa039d01 provided.*

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| 7.0 | <p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers Continued</p> <p>(d) Homeownership: <i>The Housing Authority of the County of Armstrong administers a Section 8 Housing Choice Voucher Homeownership Program pursuant to Section 8(y) of the United States Housing Act of 1937, as implemented by 24 CFR, part 982. The Homeownership Program was implemented January 1, 2006. The Homeownership Policy and Capacity Statement (required for the first year of an approved Homeownership Program, or if the Homeownership Policy is amended) are incorporated into the Section 8 Housing Choice Voucher Administrative Plan, which is available as a supportive document to the Agency Plan. The Housing Authority currently limits participation in the Homeownership Program to ten (10) families. Homeownership closings to date, August 3, 2011, are as follows: 2006 - 2; 2007 -3; 2008 - 0; 2009 - 1, 2010 – 0; and, 2011 – 0 for a total of 6 closings (one is currently in default with foreclosure likely).</i></p> <p>(e) Project-Based Vouchers: <i>Not Applicable.</i></p> <p>(f) Family Unification Vouchers: <i>On August 5, 2010 the Housing Authority was awarded funding to support fifteen (15) vouchers for the FY2009 Family Unification Program. To date, fourteen (14) vouchers have been utilized.</i></p> |
| 8.0 | <p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> |
| 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: 2009 P&E (pa039j01), 2010 P&E (pa039k01), 2011 Annual (pa039l01), and 2012 Annual (pa039m01)</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).</p> <p><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 pa03p01 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> <p>1. Maximize the number of affordable units available by: 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.</p> |

Strategy for Addressing Housing Needs continued

2. **Increase the number of affordable housing units by:** *applying for additional Section 8 units, if available; and, act as management agent for an additional 24 Tax Credit units to be placed in service Fall 2011 (Kittanning Cottages).*
3. **Target available assistance to families at or below 30% of AMI by:** *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. **Target available assistance to families at or below 50% of AMI by:** *employing admissions preferences for working families (Vouchers); and, adopting rent policies to support and encourage work.*
5. **Target available assistance to the elderly by:** *employing the Singles Rule in both the Public Housing and Voucher Programs.*
- 9.1 6. **Target available assistance to families with disabilities by:** *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. **Increase the awareness of HA resources among families of races and ethnicities by:** *providing marketing information to local NAACP branches, Three Rivers Center for Independent Living, advertising in publications available to persons in the tri-county area, and listing housing opportunities on websites such as Social Serve's pahousingsearch.com.*
8. **Conduct activities to affirmatively further fair housing by:** *counseling Section 8 participants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.*

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.

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (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.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

A progress narrative is provided as an attachment (pa039e01).

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:

1. ***Changes to rent or admissions policies;***
2. ***Changes in the organization of the waiting lists;***
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,***
4. ***Homeownership programs or conversion activities.***

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.

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.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

All forms listed above have been submitted electronically to the local HUD Field Office.

- (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.

11.0

Resident Advisory Board Meeting Minutes are provided as Attachment pa039q01.

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.

The Resident Advisory Board Membership and Resident Board Member are provided as Attachments pa039c01 and pa039b01 respectively.

- 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.

- (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 2012 - 2016
Annual Plan for Fiscal Year 2012

DRAFT

Comment Period: August 3, 2011 through September 16, 2011

Public Hearing: September 19, 2011

Board Approval: September 21, 2011

Submit to HUD: October 5, 2011

Approved by HUD:

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.

pa039a01

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.

pa039a01

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 FY2012 ANNUAL AGENCY PLAN

RESIDENT MEMBER ON THE PHA GOVERNING BOARD

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

Ms. Mock was appointed to serve the remaining term of a vacated position commencing on June 3, 2010 and expiring on January 31, 2015. 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 FY2012 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 | Vicky Smeltzer |
| | Parkview Apartments | No Representative |
| | Luxemburg Manor | Judi Walters |
| | Lee Haven Towers | Barb Antoniono |
| | Warren Manor | Donna Bernat |
| | Garden Towers | Sue Holibaugh |
| | South McKean Way | No Representative |
| | Friendship Apartments | June Womer |
| | Freeport Towers | No Representative |
| 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 | | |
|------------------|---------------|-------------------------------|-----------|------------|
| | | 6/30/2011 | 6/30/2010 | 6/30/2009 |
| Allegheny Manor | 34 | 0 / 0% | 0 / 0% | 6 / 17.65% |
| South Apartments | Appr'd Demo | NA | NA | NA |
| Luxemburg Manor | 30 | 3 / 10% | 1 / 3.33% | 0 / 0% |
| South McKean Way | 16 | 0 / 0% | 0 / 0% | 1 / 6.25% |

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

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

In our FY2011 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) has been constructed - 100% lease up obtained within a 30-day period . The Authority will act as management agency for an additional twenty-four (24) low-income tax credit housing units (Kittanning Cottages) ready for occupancy October 2011. 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. Demolition of South Apartments, an 18 unit family complex, has been completed and the Authority is considering options for replacement housing at that site. 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 six (6) closings to date (one of those is currently in default and will result in a foreclosure). The Authority has been able to increase both the Payment Standard and the Utility Allowances. The Authority has enrolled fourteen (14) participants in the Family Unification Program to date.
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. The Authority effectively enforces its lease and screening procedures.
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 FY2010 there was an average of 69 Public Housing and 57 Housing Choice Voucher households with employed members. The Authority has enrolled fourteen (14) participants in the Family Unification Program to date.
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, disability, sexual orientation, or gender identity. 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 received High-Performer status for FY2010, with a score of 96%.
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 FY2010, with a score of 100%.
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 FY2010 independent audit indicated no financial findings. The Authority maintained a sufficient operating reserve level, even while sustaining reduced HUD-operating subsidies.
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 FY2012 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)] |
|-------------------------|------------------------|---|--|
| South McKean Way | 16 | This community is above the Established Income Range (EIR), but is below 30% of Area Median Income (AMI). It would not be practical to place lower income families in this development where the average family income is already at the Extremely Low Income (ELI) level | |
| | | | |

FLAT RENT SCHEDULE – FY2012

| Community | Bedroom Size | Flat Rent |
|--|---|-----------|
| Armstrong Court Kittanning, PA | Efficiency Units | \$288 |
| | 1 Bedroom Units | \$496 |
| | 2 Bedroom Units | \$509 |
| Allegheny Manor Kittanning, PA | 1 Bedroom Units | \$496 |
| | 2 Bedroom Units | \$509 |
| | 3 Bedroom Units | \$522 |
| | 4 Bedroom Units | \$567 |
| Parkview Apartments Ford City, PA | Efficiency Units | \$272 |
| | 1 Bedroom Units | \$496 |
| Luxemburg Manor North Apollo, PA | 1 Bedroom Units | \$496 |
| | 2 Bedroom Units | \$509 |
| | 3 Bedroom Units | \$522 |
| | 4 Bedroom Units | \$567 |
| Lee Haven Towers Leechburg, PA | Efficiency Units | \$252 |
| | 1 Bedroom Units | \$496 |
| Warren Manor Apollo, PA | Efficiency Units: All B & F units (except 1F) and unit 1J | \$251 |
| | All C & D units and unit 1F | \$235 |
| | 1 Bedroom Units: H & K units on floors 2-6 | \$401 |
| | All others | \$496 |
| Garden Towers Kittanning, PA | Efficiency Units | \$288 |
| | 1 Bedroom Units | \$496 |
| | 2 Bedroom Units | \$509 |
| South McKean Way Kittanning, PA | 1 Bedroom Units | \$533 |
| | 2 Bedroom Units | \$546 |
| Friendship Apartments Leechburg, PA | Efficiency Units | \$262 |
| | 1 Bedroom Units | \$496 |
| Freeport Towers Freeport, PA | 1 Bedroom Units | \$496 |

ATTACHMENT TO THE FY 2012 ANNUAL AGENCY PLAN

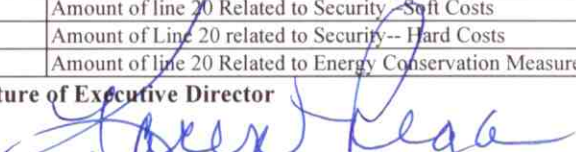
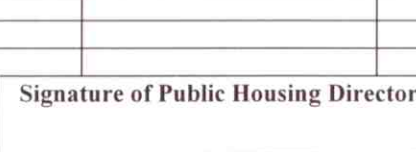
VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005

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 has not implemented 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, such as HAVIN, assist victims of such violence obtain or maintain housing; or, prevent the abuse or enhance the safety of victims of such violence.

HAVIN (Helping All Victims In Need) provides a 24-hour hotline, emergency shelter, counseling, advocacy and accompaniment, transportation, information and referral, and outreach and education services. HAVIN's educational programs will be incorporated into Housing Authority resident meetings from time to time in an effort to increase awareness and effect critical changes in public policy in response to domestic 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.

| Part I: Summary | | | | | | |
|--|-----|--|----------------------|----------------------|--|------------|
| PHA Name: Housing Auth County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28 P039 501-09 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2009 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserver for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| Line | No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | | Original | Revised ² | Obligated | Expended |
| 1 | | Total non-CFP Funds | | | | |
| 2 | | 1406 Operations (may not exceed 20% of line 21) | 130,000.00 | 130,000.00 | 130,000.00 | 130,000.00 |
| 3 | | 1408 Management Improvements | 4,000.00 | 4,000.00 | 4,000.00 | 4,000.00 |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | 59,150.00 | 59,932.99 | 59,932.99 | 59,932.99 |
| 5 | | 1411 Audit | - | - | - | - |
| 6 | | 1415 Liquidated Damages | - | - | - | - |
| 7 | | 1430 Fees and Costs | 50,000.00 | 54,602.93 | 54,602.93 | 45,239.84 |
| 8 | | 1440 Site Acquisition | - | - | - | - |
| 9 | | 1450 Site Improvement | 73,867.00 | 62,913.75 | 51,913.75 | 48,900.00 |
| 10 | | 1460 Dwelling Structures | 246,625.00 | 309,375.30 | 186,379.07 | 161,962.70 |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | 13,133.00 | 13,133.00 | 13,133.00 | 13,133.00 |
| 12 | | 1470 Non-dwelling Structures | 4,000.00 | 4,000.00 | - | - |
| 13 | | 1475 Non-dwelling Equipment | 3,500.00 | 3,160.09 | 3,160.09 | 3,160.09 |
| 14 | | 1485 Demolition | 119,076.00 | 62,395.00 | 62,395.00 | 62,395.00 |
| 15 | | 1492 Moving to Work Demonstration | - | - | - | - |
| 16 | | 1495.1 Relocation Costs | 1,500.00 | 1,337.94 | 1,337.94 | 1,337.94 |
| 17 | | 1499 Development Activities ⁴ | - | - | - | - |
| 18 | | 1501 Collateralization of Dept Service paid by PHA | - | - | - | - |
| 18a | | 9000 Collateralization of Debt Service paid Via System of Direct Payment | - | - | - | - |
| 19 | | 1502 Contingency (may not exceed 8% of line 20) | - | - | - | - |
| 21 | | Amount of Annual Grant: (sum of lines 2-19) | 704,851.00 | 704,851.00 | 566,854.77 | 530,061.56 |
| 22 | | Contingency Account Compared to Construction Accounts | | | | |
| 23 | | Amount of line 20 Related to LBP Activities | | | | |
| 24 | | Amount of line 20 Related to Section 504 Activities | 100,625.00 | 240,882.42 | 168,028.29 | 143,611.92 |
| 25 | | Amount of line 20 Related to Security--Soft Costs | | | | |
| 26 | | Amount of Line 20 related to Security--Hard Costs | | | | |
| 27 | | Amount of line 20 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director  | | | Date | | Signature of Public Housing Director  | |
| | | | | | Date 6/30/2011 | |

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¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
⁴ RHF Funds shall be included here.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-09 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000011P | | | | | | | | |
| PA39-1A | Install Powered Access Doors | 1460 | | \$ 32,000.00 | \$ 49,300.00 | \$ - | \$ - | from 09/ARRA |
| Armstrong Court (56 units) | Upgrade Bathrooms | 1460 | 56 | \$ 25,000.00 | \$ - | \$ - | \$ - | from 2010/ARRA 2013 → |
| | Replace Roof | 1460 | | \$ 3,000.00 | \$ 49,606.98 | \$ - | \$ - | from 2013 |
| PA39-2A | Interior drainage improv/cleanouts&valves | 1460 | | \$ 40,000.00 | \$ - | \$ - | \$ - | to 2013 → |
| Parkview Apts (38 units) | Replace Roof | 1460 | | \$ 45,000.00 | \$ - | \$ - | \$ - | to 2011 |
| | Replace Air Make-up unit | 1460 | | \$ 2,000.00 | \$ - | \$ - | \$ - | to 2012 → |
| | Upgrade Fire Containment System | 1460 | | \$ - | \$ 5,067.00 | \$ 5,067.00 | \$ 5,067.00 | from 2014 |
| PA39-2B | Demo (application approved) | 1485 | | \$ 119,076.00 | \$ 62,395.00 | \$ 62,395.00 | \$ 62,395.00 | Demo Complete |
| South Apts (18 units) | | | | | | | | |
| PA39-6B | Upgrade building exteriors | 1460 | | \$ 2,350.10 | \$ 1,000.00 | \$ 464.88 | \$ 464.88 | 06/07/08 & 09 |
| S. McKean Way (16 units) | Concrete Sidewalk & Patio Repl | 1450 | | \$ 60,000.00 | \$ 48,900.00 | \$ 48,900.00 | \$ 48,900.00 | from PHA wide item |
| | Replace Storm Doors (c/o add on) | 1460 | | \$ 2,649.90 | \$ 2,649.90 | \$ 2,649.90 | \$ 2,649.90 | from ARRA project |
| Subtotal of Estimated Costs | | | | \$ 331,076.00 | \$ 218,918.88 | \$ 119,476.78 | \$ 119,476.78 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report

| Part II: Supporting Pages | | | | | | | | |
|---|---|--|----------|----------------------|----------------------|---------------------------------|--------------------------------|--------------------------|
| PHA Name: | | Grant Type and Number | | | | Federal FFY of Grant: | | |
| Housing Auth of the County of Armstrong | | Capital Fund Program Grant No:PA28 P039 501-09 | | CFFP (Yes/No):NO | | 2009 | | |
| | | Replacement Housing Factor Grant No: | | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000011P | | | | | | | | |
| AMP Group #1 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees Senate | 1430 | | \$ 5,203.89 | \$ 16,737.98 | \$ 16,737.98 | \$ 11,781.89 | |
| | Canzian/Johnston | 1430 | | \$ - | \$ 2,260.00 | \$ 2,260.00 | \$ 1,469.00 | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | |
| | Mod Coordinator | 1430 | | \$ 1,014.95 | \$ 1,014.95 | \$ 1,014.95 | \$ 1,014.95 | |
| | Administration | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ 55,500.00 | \$ 55,500.00 | \$ 55,500.00 | \$ 55,500.00 | Accounting tracks by amp |
| | Advertising expenses | 1410 | | \$ 400.00 | \$ 866.33 | \$ 866.33 | \$ 866.33 | |
| | Legal Fees | 1410 | | \$ 750.00 | \$ 1,166.66 | \$ 1,166.66 | \$ 1,166.66 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 500.00 | \$ 438.70 | \$ 438.70 | \$ 438.70 | |
| | Maintenance Staff training | 1408 | | \$ 500.00 | \$ 561.30 | \$ 561.30 | \$ 561.30 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Estimated costs | | | \$ 68,868.84 | \$ 83,545.92 | \$ 83,545.92 | \$ 77,798.83 | |
| | Grand Total for AMP Group #1 | | | \$ 399,944.84 | \$ 302,464.80 | \$ 203,022.70 | \$ 197,275.61 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|---|-------------------------|---|----------------------|----------------------|------------------------------|--------------------------------------|----------------|
| PHA Name: Housing Auth of the County of Armstrong | | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-09 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2009 | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | |
| PA39-1B | Replace shingles | 1460 | | \$ - | \$ - | \$ - | \$ - | To ARRA grant |
| Allegheny Manor (34 units) | Replacement of mailboxes | 1450 | | \$ - | \$ 3,013.75 | \$ 3,013.75 | \$ - | Site Improv. |
| | | | | | | | | |
| | | | | | | | | |
| PA39-6A | | | | | | | | |
| Garden Towers (98 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 39-8 | Power access doors w/door repl | 1460 | | \$ 35,000.00 | \$ 23,400.00 | \$ - | \$ - | from CFFP/ARRA |
| Freeport Towers (84 units) | Replace Hot Water Heater/boiler | 1460 | | \$ 10,000.00 | \$ - | \$ - | \$ - | done in 2008 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Subtotal of Estimated Costs | | | | \$ 45,000.00 | \$ 26,413.75 | \$ 3,013.75 | \$ - | |



¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|---------------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-09 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | |
| AMP Group #2 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 11,831.16 | \$ 2,260.00 | \$ 2,260.00 | \$ 1,469.00 | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | |
| | Mod Coordinator | 1430 | | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | |
| | Administration | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ - | \$ - | \$ - | \$ - | Accounting records by AMP |
| | Advertising expenses | 1410 | | \$ 687.50 | \$ - | \$ - | \$ - | |
| | Legal Fees | 1410 | | \$ 625.00 | \$ 104.17 | \$ 104.17 | \$ 104.17 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 750.00 | \$ 438.70 | \$ 438.70 | \$ 438.70 | |
| | Maintenance Staff training | 1408 | | \$ 750.00 | \$ 1,061.30 | \$ 1,061.30 | \$ 1,061.30 | |
| | Subtotal of Estimated costs | | | \$ 22,643.66 | \$ 11,864.17 | \$ 11,864.17 | \$ 11,073.17 | |
| | Grand Total for AMP Group #2 | | | \$ 67,643.66 | \$ 38,277.92 | \$ 14,877.92 | \$ 11,073.17 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|---|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-09 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000013P | | | | | | | | |
| PA39-3 | UFAS Renovations/Phase I | 1460 | | \$ 23,625.00 | \$ 167,268.08 | \$ 167,268.08 | \$ 142,851.71 | |
| Luxemburg Manor (30 units) | UFAS ancillary cost | 1460 | | \$ - | \$ 760.21 | \$ 760.21 | \$ 760.21 | |
| | Correct water lines/int plumbing | 1460 | | \$ 5,000.00 | \$ - | \$ - | \$ - | to 2012  |
| | Sewer lines/cleanouts | 1460 | | \$ 5,000.00 | \$ - | \$ - | \$ - | to 2010  |
| PA39-4 | Power Access doors w/door replacement | 1460 | | \$ - | \$ - | \$ - | \$ - | to CFP08 |
| Lee Haven Towers (60 units) | Accessibility modifications | 1460 | | \$ 5,000.00 | \$ - | \$ - | \$ - | to CFP10 |
| PA39-5 | Upgrade heating system (if possible) | 1460 | | \$ 5,000.00 | \$ - | \$ - | \$ - | item deleted |
| Warren Manor (61 units) | Domestic Hot Water Boiler | 1460 | | \$ - | \$ 9,879.00 | \$ 9,879.00 | \$ 9,879.00 | from '12 |
| PA39-7 | Accessibility modifications | 1460 | | \$ 5,000.00 | \$ 154.13 | \$ - | \$ - | |
| Friendship Apts. (50 units) | Roof Replacement (carryover from '08) | 1460 | | \$ - | \$ 290.00 | \$ 290.00 | \$ 290.00 | from '08 |
| Subtotal of Estimated Costs | | | | \$ 48,625.00 | \$ 178,351.42 | \$ 178,197.29 | \$ 153,780.92 | |



¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-09 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2009 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000013P | | | | | | | | |
| AMP Group #3 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 10,950.00 | \$ 11,180.00 | \$ 11,180.00 | \$ 8,355.00 | |
| | RJ Lee Group 39-3 UFAS asbestos testing | 1430 | | \$ - | \$ 150.00 | \$ 150.00 | \$ 150.00 | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | |
| | Mod coordinator | 1430 | | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | |
| | Administration | | | | | | | |
| | PHA Wages and Benefits | 1410 | | \$ - | \$ - | \$ - | \$ - | tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 687.50 | \$ 754.16 | \$ 754.16 | \$ 754.16 | |
| | Legal fees | 1410 | | \$ 500.00 | \$ 1,541.67 | \$ 1,541.67 | \$ 1,541.67 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 750.00 | \$ 438.71 | \$ 438.71 | \$ 438.71 | |
| | Maintenance Staff training | 1408 | | \$ 750.00 | \$ 1,061.29 | \$ 1,061.29 | \$ 1,061.29 | |
| | Subtotal of Estimated costs | | | \$ 21,637.50 | \$ 23,125.83 | \$ 23,125.83 | \$ 20,300.83 | |
| | Grand Total for AMP Group #3 | | | \$ 70,262.50 | \$ 201,477.25 | \$ 201,323.12 | \$ 174,081.75 | |
| PHA Wide | Landscape/paving/concrete work | 1450 | | \$ 13,867.00 | \$ 11,000.00 | \$ - | \$ - | detailed by site |
| | 504 Accessibility | 1460 | | \$ 1,000.00 | \$ - | \$ - | \$ - | |
| | Appliances | 1465.1 | | \$ 13,133.00 | \$ 13,133.00 | \$ 13,133.00 | \$ 13,133.00 | detailed by site |
| | Non Dwelling Structures | 1470 | | \$ 4,000.00 | \$ 4,000.00 | \$ - | \$ - | |
| | Non Dwelling Equipment | 1475 | | \$ 3,500.00 | \$ 3,160.09 | \$ 3,160.09 | \$ 3,160.09 | |
| | Relocation expenses | 1495 | | \$ 1,500.00 | \$ 1,337.94 | \$ 1,337.94 | \$ 1,337.94 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part I: Summary | | | | | | |
|--|-----|---|----------------------|----------------------|--|------------|
| PHA Name: Housing Auth County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-10 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2010 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserver for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | | |
| Line | No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost ¹ | |
| | | | Original | Revised ² | Obligated | Expended |
| 1 | | Total non-CFP Funds | | | | |
| 2 | | 1406 Operations (may not exceed 20% of line 21) | \$ 105,725 | \$ 105,725 | \$ 105,725 | \$ 105,725 |
| 3 | | 1408 Management Improvements | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | \$ 59,150 | \$ 59,150 | \$ 57,652 | \$ 48,402 |
| 5 | | 1411 Audit | \$ - | \$ - | \$ - | \$ - |
| 6 | | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - |
| 7 | | 1430 Fees and Costs | \$ 47,000 | \$ 47,000 | \$ 42,840 | \$ 26,381 |
| 8 | | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - |
| 9 | | 1450 Site Improvement | \$ 13,000 | \$ 12,625 | \$ - | \$ - |
| 10 | | 1460 Dwelling Structures | \$ 419,625 | \$ 420,000 | \$ 2,922 | \$ 2,922 |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | \$ 15,000 | \$ 15,000 | \$ 11,223 | \$ 11,223 |
| 12 | | 1470 Non-dwelling Structures | \$ 5,000 | \$ 8,000 | \$ - | \$ - |
| 13 | | 1475 Non-dwelling Equipment | \$ 28,000 | \$ 25,000 | \$ 19,324 | \$ 19,324 |
| 14 | | 1485 Demolition | \$ - | \$ - | \$ - | \$ - |
| 15 | | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - |
| 16 | | 1495.1 Relocation Costs | \$ 2,000 | \$ 2,000 | \$ - | \$ - |
| 17 | | 1499 Development Activities ⁴ | \$ - | \$ - | \$ - | \$ - |
| 18 | | 1501 Collateralization of Dept Service paid by PHA | \$ - | \$ - | \$ - | \$ - |
| 18a | | 9000 Collateralization of Debt Service paid Via System of Direct Payment | \$ - | \$ - | \$ - | \$ - |
| 19 | | 1502 Contingency (may not exceed 8% of line 20) | \$ - | \$ - | \$ - | \$ - |
| 21 | | Amount of Annual Grant: (sum of lines 2-19) | \$ 699,500 | \$ 699,500 | \$ 244,686 | \$ 218,976 |
| 22 | | Contingency Account Compared to Construction Accounts | | | | |
| 23 | | Amount of line 20 Related to LBP Activities | | | | |
| 24 | | Amount of line 20 Related to Section 504 Activities | \$ 89,000.00 | \$ 79,000.00 | \$ - | \$ - |
| 25 | | Amount of line 20 Related to Security --Soft Costs | | | | |
| 26 | | Amount of Line 20 related to Security-- Hard Costs | | | | |
| 27 | | Amount of line 20 Related to Energy Conservation Measures | | | | |
| Signature of Executive Director  | | | Date | | Signature of Public Housing Director  | |
| | | | | | Date 06/30/2011 | |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
⁴ RHF Funds shall be included here.

| Part II: Supporting Pages | | | | | | | | |
|---|---|--|----------|----------------------|----------------------|--------------------------------------|--------------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-10 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000011P | | | | | | | | |
| AMP Group #1 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 5,000.00 | \$ 4,212.67 | \$ 4,212.67 | \$ 2,738.23 | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | |
| | Mod Coordinator | 1430 | | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | |
| | Administration | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ 55,500.00 | \$ 55,500.00 | \$ 55,500.00 | \$ 46,250.00 | Tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 400.00 | \$ 435.43 | \$ 435.43 | \$ 435.43 | |
| | Legal Fees | 1410 | | \$ 250.00 | \$ 487.50 | \$ 487.50 | \$ 487.50 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 500.00 | \$ 500.00 | \$ 500.00 | \$ 500.00 | |
| | Maintenance Staff training | 1408 | | \$ 750.00 | \$ 750.00 | \$ 750.00 | \$ 750.00 | |
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| | | | | | | | | |
| | Subtotal of Estimated costs | | | \$ 68,400.00 | \$ 67,885.60 | | | |
| | Grand Total for AMP Group #1 | | | \$ 184,400.00 | \$ 229,683.60 | \$ 36,865.06 | \$ 31,502.84 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|--|--|-------------------------|---|----------------------|----------------------|------------------------------|-------------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-10 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2010 | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | |
| PA39-1B | UFAS Modifications | 1460 | | \$ 78,000.00 | \$ 78,000.00 | \$ - | \$ - | 2010, 2011, 2012 |
| Allegheny Manor (34 units) | Locate/Repair sewer lines | 1460 | | \$ 25,000.00 | \$ 5,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-6A | Bathroom showers, med cabinets & lighting | 1460 | 14 | \$ 34,625.00 | \$ 73,000.00 | \$ - | \$ - | Phase 1/see also 2013 |
| Garden Towers (98 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| 39-8 | Exterior renovations | 1460 | | \$ 100,000.00 | \$ 50,000.00 | \$ - | \$ - | |
| Freeport Towers (84 units) | 1st floor ceiling tile (units) | 1460 | | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Estimated Costs | | | \$ 247,625.00 | \$ 216,000.00 | \$ - | \$ - | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-10 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | |
| AMP Group #2 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 15,000.00 | \$ 16,471.82 | \$ 16,471.82 | \$ 1,486.71 | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | \$ 5,000.00 | |
| | Mod Coordinator | 1430 | | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | |
| | Administration | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ - | \$ - | \$ - | \$ - | Tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 687.50 | \$ 450.00 | \$ 166.19 | \$ 166.19 | |
| | Legal Fees | 1410 | | \$ 1,125.00 | \$ 764.57 | \$ 237.50 | \$ 237.50 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 1,000.00 | \$ 955.00 | \$ 955.00 | \$ 955.00 | |
| | Maintenance Staff training | 1408 | | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 | |
| | Contractor ID Badges | 1408 | | \$ - | \$ 376.68 | \$ 376.68 | \$ 376.68 | |
| | Subtotal of Estimated costs | | | \$ 26,812.50 | \$ 28,018.07 | \$ 27,207.19 | \$ 12,222.08 | |
| | Grand Total for AMP Group #2 | | | \$ 274,437.50 | \$ 244,018.07 | \$ 27,207.19 | \$ 12,222.08 | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|--|--|----------|----------------------|----------------------|--------------------------------------|-----------------------------|------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-10 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000013P | | | | | | | | |
| PA39-3 | Locate/Repair sewer lines/ongoing | 1460 | | \$ 20,000.00 | \$ 16,500.00 | \$ - | \$ - | |
| Luxemburg Manor (30 units) | UFAS Renovations (multi phase/multi year) | 1460 | | \$ - | \$ - | \$ - | \$ - | Phase II to 2011 |
| | | | | | | | | |
| | | | | | | | | |
| PA39-4 | Replace Generator Room Doors | 1460 | | \$ - | \$ 5,000.00 | \$ - | \$ - | from 2014 |
| Lee Haven Towers (60 units) | Accessibility modifications | 1460 | | \$ - | \$ 5,000.00 | \$ - | \$ - | from 2009 |
| | | | | | | | | |
| | | | | | | | | |
| PA39-5 | Investigate trash room/504 compliance | 1460 | | \$ 10,000.00 | \$ - | \$ - | \$ - | item deleted |
| Warren Manor (61 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-7 | Domestic Hot Water Storage tank repl. | 1460 | | \$ - | \$ 6,000.00 | \$ - | \$ - | from 2015 |
| Friendship Apts. (50 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Estimated Costs | | | \$ 30,000.00 | \$ 32,500.00 | \$ - | \$ - | |



¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|---|---|--|----------|----------------------|----------------------|--------------------------------------|--------------------------------|------------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-10 CFFP (Yes/No):NO Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2010 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000013P | | | | | | | | |
| AMP Group #3 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 5,000.00 | \$ 4,159.94 | \$ - | \$ - | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ 5,369.20 | \$ 5,369.20 | \$ 5,369.20 | |
| | Mod coordinator | 1430 | | \$ 3,000.00 | \$ 2,786.37 | \$ 2,786.37 | \$ 2,786.37 | |
| | Administration | | | | | | | |
| | PHA Wages and Benefits | 1410 | | \$ - | \$ - | \$ - | \$ - | Tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 687.50 | \$ 687.50 | \$ - | \$ - | |
| | Legal fees | 1410 | | \$ 500.00 | \$ 825.00 | \$ 825.00 | \$ 825.00 | |
| | Management Improvements | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 750.00 | \$ 577.25 | \$ 577.25 | \$ 577.25 | |
| | Maintenance Staff training | 1408 | | \$ 1,000.00 | \$ 841.07 | \$ 841.07 | \$ 841.07 | |
| | Subtotal of Estimated costs | | | \$ 15,937.50 | \$ 15,246.33 | | | |
| | Grand Total for AMP Group #3 | | | \$ 45,937.50 | \$ 47,746.33 | | | |
| PHA Wide | Landscape/paving/concrete work | 1450 | | \$ 13,000.00 | \$ 12,625.00 | \$ - | \$ - | detailed by site |
| | 504 Accessibility | 1460 | | \$ 1,000.00 | \$ 1,000.00 | \$ - | \$ - | |
| | Upgrade Lightning Restrictors | 1460 | | \$ 25,000.00 | \$ 8,702.00 | \$ - | \$ - | from 2013 |
| | Appliances | 1465.1 | | \$ 15,000.00 | \$ 15,000.00 | \$ 11,223.00 | \$ 11,223.00 | ranges & refrigerators |
| | Non Dwelling Structures | 1470 | | \$ 5,000.00 | \$ 8,000.00 | \$ - | \$ - | |
| | Non Dwelling Equipment | 1475 | | \$ 28,000.00 | \$ 25,000.00 | \$ 19,324.00 | \$ 19,324.00 | |
| | Relocation expenses | 1495 | | \$ 2,000.00 | \$ 2,000.00 | \$ - | \$ - | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

| Part I: Summary | | Federal FY of Grant: | | | | |
|--|--|---|-----------|-------------|--------------------------------|-------------|
| PHA Name: Housing Auth County of Armstrong | | FFY of Grant Approval: 2011 | | | | |
| Grant Type and Number Capital Fund Program Grant No: PA28P039 501-11 Replacement Housing Factor Grant No: Date of CFFP: | | | | | | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | | | | |
| <input type="checkbox"/> Reserver for Disasters/Emergencies | | | | | | |
| <input type="checkbox"/> Performance and Evaluation Report for Period Ending | | | | | | |
| Line No. | Summary by Development Account | Original | Revised 2 | Obligated | Total Actual Cost ¹ | Expended |
| 1 | Total non-CFP Funds | | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | \$ 96,000 | \$ - | \$ - | \$ - | \$ - |
| 3 | 1408 Management Improvements | \$ 4,000 | \$ - | \$ - | \$ - | \$ - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$ 59,150 | \$ - | \$ - | \$ - | \$ - |
| 5 | 1411 Audit | \$ - | \$ - | \$ - | \$ - | \$ - |
| 6 | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - | \$ - |
| 7 | 1430 Fees and Costs | \$ 50,000 | \$ - | \$ - | \$ - | \$ - |
| 8 | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - | \$ - |
| 9 | 1450 Site Improvement | \$ 15,000 | \$ - | \$ - | \$ - | \$ - |
| 10 | 1460 Dwelling Structures | \$ 389,350 | \$ - | \$ - | \$ - | \$ - |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 11,691 | \$ - | \$ - | \$ - | \$ - |
| 12 | 1470 Non-dwelling Structures | \$ 5,000 | \$ - | \$ - | \$ - | \$ - |
| 13 | 1475 Non-dwelling Equipment | \$ 6,000 | \$ - | \$ - | \$ - | \$ - |
| 14 | 1485 Demolition | \$ - | \$ - | \$ - | \$ - | \$ - |
| 15 | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - | \$ - |
| 16 | 1495.1 Relocation Costs | \$ 1,000 | \$ - | \$ - | \$ - | \$ - |
| 17 | 1499 Development Activities 4 | \$ - | \$ - | \$ - | \$ - | \$ - |
| 18 | 1501 Collateralization of Dept Service paid by PHA | \$ - | \$ - | \$ - | \$ - | \$ - |
| 18a | 9000 Collateralization of Debt Service paid Via System of Direct Payment | \$ - | \$ - | \$ - | \$ - | \$ - |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$ - | \$ - | \$ - | \$ - | \$ - |
| 21 | Amount of Annual Grant: (sum of lines 2-19) | \$ 637,191 | \$ - | \$ - | \$ - | \$ - |
| 22 | Contingency Account Compared to Construction Accounts | | | | | |
| 23 | Amount of line 20 Related to LBP Activities | | | | | |
| 24 | Amount of line 20 Related to Section 504 Activities | \$ 91,000.00 | \$ - | \$ - | \$ - | \$ - |
| 25 | Amount of line 20 Related to Security--Soft Costs | | | | | |
| 26 | Amount of Line 20 related to Security--Hard Costs | | | | | |
| 27 | Amount of line 20 Related to Energy Conservation Measures | | | | | |
| Signature of Executive Director | | Signature of Public Housing Director | | Date | | Date |
|  | |  | | 7/21/2011 | | 7/21/2011 |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
⁴ RHF Funds shall be included here.

| Part II: Supporting Pages | | | | | | | | | | | | | | | | | | | | |
|--|---|---|----------|----------------------|----------------------|-------------------|----------------|---------------------------------|--------------------------------|--|--|--|--|--|--|--|--|--|--|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-11 | | | | CFPP (Yes/No):NO | | Federal FFY of Grant: 2011 | | | | | | | | | | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | Status of Work | | | | | | | | | | | | | |
| | | | | Original | Revised ¹ | | | Funds Obligated ² | Funds Expended ² | | | | | | | | | | | |
| PA039000011P | | | | | | | | | | | | | | | | | | | | |
| AMP Group #1 | | | | | | | | | | | | | | | | | | | | |
| | Fees & Costs | | | | | | | | | | | | | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 8,000.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Mod Coordinator | 1430 | | \$ 1,000.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Administration | | | | | | | | | | | | | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ 55,500.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | Tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 400.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Legal Fees | 1410 | | \$ 250.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Management Improvements | | | | | | | | | | | | | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 500.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Maintenance Staff training | 1408 | | \$ 500.00 | \$ - | \$ - | \$ - | | | | | | | | | | | | | |
| | Subtotal of Estimated costs | | | \$ 71,150.00 | | | | | | | | | | | | | | | | |
| | Grand Total for AMP Group #1 | | | \$ 226,150.00 | | | | | | | | | | | | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
2 To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | | |
|--|--|---|--|----------------------------|----------------------|-------------------------------|---------------------------------|--------------------------------|----------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-11 | | | | Federal FFY of Grant: 2011 | | | |
| Development Number Name/PHA-Wide Activities | | General Description of Major Work Categories | | Development Account No. | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Quantity | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | | |
| PA39-1B | | UFAS Modifications-Continued | | 1460 | \$ 50,000.00 | \$ - | \$ - | \$ - | |
| Allegheny Manor (34 units) | | Locate/Repair Sewer Lines (on-going) | | 1460 | \$ 4,350.00 | \$ - | \$ - | \$ - | |
| PA39-6A | | Replace Interior Drains | | 1460 | \$ - | \$ - | \$ - | \$ - | to 2012 |
| Gardeñ Towers (98 units) | | Replace entrance Doors | | 1460 | \$ 20,000.00 | \$ - | \$ - | \$ - | from 2015 |
| 39-8 | | Replace Air Make-up Unit | | 1460 | \$ 24,000.00 | \$ - | \$ - | \$ - | |
| Freeport Towers (84 units) | | Upgrade Apartment Lighting | | 1460 | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| Subtotal of Estimated Costs | | | | | \$ 118,350.00 | | | | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report

| Part II: Supporting Pages | | | | | | | | | |
|---|--|---|--|-------------------------|----------------------|--------------------------------------|------------------------------|-----------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-11 CFFP (Yes/No):NO | | | | Federal FFY of Grant: 2011 | | | |
| Development Number Name/PHA-Wide Activities | | General Description of Major Work Categories | | Development Account No. | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Quantity | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | |
| PA039000012P | | | | | | | | | |
| AMP Group #2 | | | | | | | | | |
| | | Fees & Costs | | | | | | | |
| | | Architect & Engineering fees | | 1430 | \$ 15,000.00 | \$ - | \$ - | \$ - | |
| | | Mod Inspector | | 1430 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | | Mod Coordinator | | 1430 | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| | | Administration | | | | | | | |
| | | PHA Wages & Benefits | | 1410 | \$ - | \$ - | \$ - | \$ - | Tracked by Accounting |
| | | Advertising expenses | | 1410 | \$ 687.50 | \$ - | \$ - | \$ - | |
| | | Legal Fees | | 1410 | \$ 1,125.00 | \$ - | \$ - | \$ - | |
| | | Management Improvements | | | | | | | |
| | | Administrative Staff training | | 1408 | \$ 750.00 | \$ - | \$ - | \$ - | |
| | | Maintenance Staff training | | 1408 | \$ 750.00 | \$ - | \$ - | \$ - | |
| | | Subtotal of Estimated costs | | | \$ 26,312.50 | | | | |
| | | Grand Total for AMP Group #2 | | | \$ 144,662.50 | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | | |
|---|--|--|----------|----------------------|-------------------------|----------------------|--------------------------------------|-----------------------------|------------------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-11 | | | CFPP (Yes/No):NO | | Federal FFY of Grant: 2011 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Revised ¹ | Total Actual Cost | | Status of Work |
| | | | | Original | | | Funds Obligated ² | Funds Expended ² | |
| PA039000013P | | | | | | | | | |
| PA39-3 | Locate/Repair sewer lines (on-going) | 1460 | | \$ 5,000.00 | \$ - | \$ - | \$ - | \$ - | |
| Luxemburg Manor (30 units) | UFAS - Phase II | 1460 | | \$ 40,000.00 | \$ - | \$ - | \$ - | \$ - | Continuation from 09/Phase I |
| PA39-4 | Replace Air Make-up Unit | 1460 | | \$ 20,000.00 | \$ - | \$ - | \$ - | \$ - | |
| Lee Haven Towers (60 units) | Replace Domestic Boiler | 1460 | | \$ 10,000.00 | | | | | from 2015 |
| PA39-5 | Replace Air Make-up Unit | 1460 | | \$ 20,000.00 | \$ - | \$ - | \$ - | \$ - | |
| Warren Manor (61 units) | Upgrade Exterior Lighting | 1460 | | \$ 10,000.00 | \$ - | \$ - | \$ - | \$ - | from 2015 |
| PA39-7 | | | | | | | | | |
| Friendship Apts. (50 units) | | | | | | | | | |
| | Subtotal of Estimated Costs | | | \$ 105,000.00 | | | | | |


1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 2 To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | | | | |
|---|--|--|--|-------------------------|-------------------------|--|--------------------------------------|----------------------|------------------------------|-----------------------------|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-11 | | | CFPP (Yes/No):NO | | Federal FFY of Grant: 2011 | | | | |
| Development Number Name/PHA-Wide Activities | | General Description of Major Work Categories | | Development Account No. | Quantity | | Total Estimated Cost | | Total Actual Cost | | |
| | | | | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | Status of Work |
| PA039000013P | | | | | | | | | | | |
| AMP Group #3 | | | | | | | | | | | |
| | | Fees & Costs | | | | | | | | | |
| | | Architect & Engineering fees | | 1430 | | | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | | Mod Inspector | | 1430 | | | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | | Mod coordinator | | 1430 | | | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| | | Administration | | | | | | | | | |
| | | PHA Wages and Benefits | | 1410 | | | \$ - | \$ - | \$ - | \$ - | Tracked by Accounting |
| | | Advertising expenses | | 1410 | | | \$ 687.50 | \$ - | \$ - | \$ - | |
| | | Legal fees | | 1410 | | | \$ 500.00 | \$ - | \$ - | \$ - | |
| | | Management Improvements | | | | | | | | | |
| | | Administrative Staff training | | 1408 | | | \$ 750.00 | \$ - | \$ - | \$ - | |
| | | Maintenance Staff training | | 1408 | | | \$ 750.00 | \$ - | \$ - | \$ - | |
| | | Subtotal of Estimated costs | | | | | \$ 15,687.50 | | | | |
| | | Grand Total for AMP Group #3 | | | | | \$ 120,687.50 | | | | |
| PHA Wide | | Landscape/paving/concrete work | | 1450 | | | \$ 15,000.00 | \$ - | \$ - | \$ - | detailed by site |
| | | Misc. 504 Accessibility Work | | 1460 | | | \$ 1,000.00 | \$ - | \$ - | \$ - | |
| | | Non Routine Vacancy Prep | | 1460 | | | \$ 10,000.00 | \$ - | \$ - | \$ - | |
| | | Appliances | | 1465.1 | | | \$ 11,691.00 | \$ - | \$ - | \$ - | detailed by site |
| | | Non Dwelling Structures | | 1470 | | | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | | Non Dwelling Equipment | | 1475 | | | \$ 6,000.00 | \$ - | \$ - | \$ - | |
| | | Relocation expenses | | 1495 | | | \$ 1,000.00 | \$ - | \$ - | \$ - | |

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

| | | | | | |
|---|---|---|------------------|---|---|
| Part I: Summary | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-12 Replacement Housing Factor Grant No: Date of CFFP: | | Federal FY of Grant: FFY of Grant Approval: 2012 | |
| PHA Name: Housing Auth County of Armstrong | | <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending | | <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report | |
| Type of Grant | <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending | <input type="checkbox"/> Reserver for Disasters/Emergencies | | | |
| Line No. | Summary by Development Account | Original | Revised 2 | Obligated | Total Actual Cost¹ Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations (may not exceed 20% of line 21) | \$ 84,000 | \$ - | \$ - | \$ - |
| 3 | 1408 Management Improvements | \$ 4,350 | \$ - | \$ - | \$ - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$ 59,150 | \$ - | \$ - | \$ - |
| 5 | 1411 Audit | \$ - | \$ - | \$ - | \$ - |
| 6 | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - |
| 7 | 1430 Fees and Costs | \$ 45,000 | \$ - | \$ - | \$ - |
| 8 | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - |
| 9 | 1450 Site Improvement | \$ 15,000 | \$ - | \$ - | \$ - |
| 10 | 1460 Dwelling Structures | \$ 465,000 | \$ - | \$ - | \$ - |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 15,000 | \$ - | \$ - | \$ - |
| 12 | 1470 Non-dwelling Structures | \$ 5,000 | \$ - | \$ - | \$ - |
| 13 | 1475 Non-dwelling Equipment | \$ 6,000 | \$ - | \$ - | \$ - |
| 14 | 1485 Demolition | \$ - | \$ - | \$ - | \$ - |
| 15 | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - |
| 16 | 1495.1 Relocation Costs | \$ 1,000 | \$ - | \$ - | \$ - |
| 17 | 1499 Development Activities ⁴ | \$ - | \$ - | \$ - | \$ - |
| 18 | 1501 Collateralization of Dept Service paid by PHA | \$ - | \$ - | \$ - | \$ - |
| 18a | 9000 Collateralization of Debt Service paid Via System of Direct Payment | \$ - | \$ - | \$ - | \$ - |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$ - | \$ - | \$ - | \$ - |
| 21 | Amount of Annual Grant: (sum of lines 2-19) | \$ 699,500 | \$ - | \$ - | \$ - |
| 22 | Contingency Account Compared to Construction Accounts | | | | |
| 23 | Amount of line 20 Related to LBP Activities | | | | |
| 24 | Amount of line 20 Related to Section 504 Activities | | | | |
| 25 | Amount of line 20 Related to Security—Soft Costs | | | | |
| 26 | Amount of Line 20 Related to Security—Hard Costs | | | | |
| 27 | Amount of line 20 Related to Energy Conservation Measures | \$ 76,000.00 | \$ - | \$ - | \$ - |
| Signature of Executive Director | | Signature of Public Housing Director | | Date | |
|  | | | | 6/30/2011 | |

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
⁴ RHF Funds shall be included here.

| Part II: Supporting Pages | | | | | | | | | | | |
|--|--|--|----------|----------------------|----------------------|-------------------|----------------|-------------------------------|-----------------------------|--|-----------------------|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28 P039 501-12 | | | | CFPP (Yes/No): NO | | Federal FFY of Grant: 2012 | | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | Status of Work | Total Actual Cost | | | |
| | | | | Original | Revised ¹ | | | Funds Obligated ² | Funds Expended ² | | |
| PA039000011P | | | | | | | | | | | |
| AMP Group #1 | | | | | | | | | | | |
| | Fees & Costs | | | | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 8,000.00 | \$ - | \$ - | | | | | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ - | \$ - | | | | | |
| | Mod Coordinator | 1430 | | \$ 1,000.00 | \$ - | \$ - | | | | | |
| | Administration | | | | | | | | | | |
| | PHA Wages & Benefits | 1410 | | \$ 55,500.00 | \$ - | \$ - | | | | | Tracked by Accounting |
| | Advertising expenses | 1410 | | \$ 400.00 | \$ - | \$ - | | | | | |
| | Legal Fees | 1410 | | \$ 250.00 | \$ - | \$ - | | | | | |
| | Management Improvements | | | | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 850.00 | \$ - | \$ - | | | | | |
| | Maintenance Staff training | 1408 | | \$ 500.00 | \$ - | \$ - | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Subtotal of Estimated costs | | | \$ 71,500.00 | \$ - | \$ - | | | | | |
| | Grand Total for AMP Group #1 | | | \$ 196,500.00 | \$ - | \$ - | | | | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | | |
|--|---|---|----------|----------------------|----------------------|---------------------------------|--------------------------------|-----------------------|--|
| PHA Name: Housing Auth of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No:PA28 P039 501-12 | | | CFPP (Yes/No):NO | | Federal FFY of Grant: 2012 | | |
| Development Number Name/PHA-Wide Activities | General Description of Major Work Categories | Development Account No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work | |
| | | | | Original | Revised ¹ | Funds Obligated ² | Funds Expended ² | | |
| PA039000013P | | | | | | | | | |
| AMP Group #3 | | | | | | | | | |
| | Fees & Costs | | | | | | | | |
| | Architect & Engineering fees | 1430 | | \$ 5,000.00 | \$ - | \$ - | \$ - | | |
| | Mod Inspector | 1430 | | \$ 5,000.00 | \$ - | \$ - | \$ - | | |
| | Mod coordinator | 1430 | | \$ 3,000.00 | \$ - | \$ - | \$ - | | |
| | Administration | | | | | | | | |
| | PHA Wages and Benefits | 1410 | | \$ - | \$ - | \$ - | \$ - | Tracked by Accounting | |
| | Advertising expenses | 1410 | | \$ 687.50 | \$ - | \$ - | \$ - | | |
| | Legal fees | 1410 | | \$ 500.00 | \$ - | \$ - | \$ - | | |
| | Management Improvements | | | | | | | | |
| | Administrative Staff training | 1408 | | \$ 750.00 | \$ - | \$ - | \$ - | | |
| | Maintenance Staff training | 1408 | | \$ 750.00 | \$ - | \$ - | \$ - | | |
| | Subtotal of Estimated costs | | | \$ 15,687.50 | \$ - | \$ - | \$ - | | |
| | Grand Total for AMP Group #3 | | | \$ 135,687.50 | \$ - | \$ - | \$ - | | |
| PHA Wide | Landscape/paving/concrete work | 1450 | | \$ 15,000.00 | \$ - | \$ - | \$ - | detailed by site | |
| | Misc. 504 Accessibility Work | 1460 | | \$ 1,000.00 | \$ - | \$ - | \$ - | | |
| | Non Routine Vacancy Prep | 1460 | | \$ 15,000.00 | \$ - | \$ - | \$ - | | |
| | Appliances | 1465.1 | | \$ 15,000.00 | \$ - | \$ - | \$ - | detailed by site | |
| | Non Dwelling Structures | 1470 | | \$ 5,000.00 | \$ - | \$ - | \$ - | | |
| | Non Dwelling Equipment | 1475 | | \$ 6,000.00 | \$ - | \$ - | \$ - | | |
| | Relocation expenses | 1495 | | \$ 1,000.00 | \$ - | \$ - | \$ - | | |

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

2 To be completed for the Performance and Evaluation Report.

Capital Fund Program - Five Year Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part I: Summary | | | | | | |
|-------------------------------------|---------------------------------------|---------------------------------------|---|---------------------------------------|--|---------------------------------------|
| PHA Name/Number :Armstrong PA28P039 | | | Locality (City/County & State):Kittannin/Armstrong/PA | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
| A. | Development Number and Name | Work Statement for Year 1 FFY 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 |
| B. | Physical Improvements Subtotal | Annual Statement | \$ 1,350,000 | \$ 565,000 | \$ 3,552,000 | \$ 300,000 |
| C. | Management Improvements | | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| D. | PHA-Wide Non-dwelling | | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| E. | Administration | | \$ 60,000 | \$ 60,000 | \$ 60,000 | \$ 60,000 |
| F. | Other | | | | | |
| G. | Operations | | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 |
| H. | Demolition | | \$ - | \$ - | \$ - | \$ - |
| I. | Development | | \$ - | \$ - | \$ - | \$ - |
| J. | Capital Fund Financing – Debt Service | | \$ - | \$ - | \$ - | \$ - |
| K. | Total CFP Funds | | \$ 1,520,000 | \$ 735,000 | \$ 3,722,000 | \$ 470,000 |
| L. | Total Non-CFP Funds | | \$ - | \$ - | \$ - | \$ - |
| M. | Grand Total | | \$ 1,520,000 | \$ 735,000 | \$ 3,722,000 | \$ 470,000 |

Capital Fund Program - Five Year Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part I: Summary (Continuation) | | | | | | |
|---------------------------------------|-----------------------------|---------------------------------------|--|---------------------------------------|--|---------------------------------------|
| PHA Name/Number Armstrong PA28P039 | | | Locality (City/County & State) Kittanning/Armstrong/PA | | <input checked="" type="checkbox"/> Original 5-Year Plan | <input type="checkbox"/> Revision No: |
| A. | Development Number and Name | Work Statement for Year 1 FFY 2012 | Work Statement for Year 2 FFY 2013 | Work Statement for Year 3 FFY 2014 | Work Statement for Year 4 FFY 2015 | Work Statement for Year 5 FFY 2016 |
| | PA039000011P | Annual Statement | | | | |
| | Armstrong Court 39-1A | | \$ 325,000 | \$ - | \$ - | \$ - |
| | Parkview Apts 39-2A | | \$ 250,000 | \$ - | \$ - | \$ - |
| | S.McKean Way 39-6B | | \$ - | \$ 15,000 | \$ - | \$ - |
| | PA039000012P | | | | | |
| | Allegheny Manor 39-1B | | \$ 225,000 | \$ 150,000 | \$ - | \$ - |
| | Garden Towers 39-6A | | \$ 100,000 | \$ 300,000 | \$ - | \$ - |
| | Freeport Towers 39-8 | | \$ 100,000 | \$ - | \$ 100,000 | \$ 150,000 |
| | PA039000013P | | | | | |
| | Luxemburg Manor 39-3 | | \$ - | \$ - | \$ 200,000 | \$ 150,000 |
| | Lee Haven 39-4 | | \$ 175,000 | \$ - | \$ - | \$ - |
| | Warren Manor 39-5 | | \$ 150,000 | \$ 100,000 | \$ 150,000 | \$ - |
| | Friendship Apts 39-7 | | \$ 25,000 | \$ - | \$ - | \$ - |
| | PHA Wide | | \$ - | \$ - | \$ 3,102,000 | \$ - |
| | TOTAL | | \$ 1,350,000 | \$ 565,000 | \$ 3,552,000 | \$ 300,000 |

Capital Fund Program - Five Year Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part II: Supporting Pages – Physical Needs Work Statement(s) | | | | | | |
|--|--|---|-------------------------|--|----------------------------|----------------|
| Work Statement For Year 1 FFY 2012 | Work Statement for Year 2 FFY 2013 | | | Work Statement for Year 3 FFY 2014 | | |
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | PA039000011P | Upgrade Elec breakers | \$ 75,000 | PA039000011P | | |
| Annual | *Armstrong Court 39-1A 56 units | Kitchens/Bathrooms/drains | \$ 250,000 | *Armstrong Court 39-1A 56 units | | |
| Statement | | | | | | |
| | *Parkview 39-2A 38 units | Kitchens/Baths/drains. | \$ 250,000 | *Parkview 39-2A 38 units | | |
| | *S McKean Way 39-6B 16 units | | | *S McKean Way 39-6B 16 units | Replace Furnaces | \$ 15,000 |
| | PA039000012P | | | PA039000012P | | |
| | *Alleghny Manor 39-1B 34 units | Kitchens/Baths/drains. | \$ 225,000 | *Alleghny Manor 39-1B 34 units | Upgrade porches | \$ 150,000 |
| | *Garden Towers 39-6A 98 units | Bathroom Med cab, vanities, lights, etc. | \$ 100,000 | *Garden Towers 39-6A 98 units | Upgrade/Repl Nurse Call | \$ 100,000 |
| | | | | | Convert/combine units | \$ 200,000 |
| | *Freeport Towers 39-8 84 units | Replace Hall Carpet Upgrade Heating Sys. | \$ 50,000 \$ 50,000 | *Freeport Towers 39-8 84 units | | |
| | PA039000013P | | | PA039000013P | | |
| | *Luxemburg 39-3 29 units | | | *Luxemburg 39-3 29 units | | |
| | *LeeHaven 39-4 60 units | Stoves to elec Clean out Int. drains | \$ 150,000 \$ 25,000 | *LeeHaven 39-4 60 units | | |
| | *Warren Manor 39-5 61 units | Breakers/Lighting | \$ 150,000 | *Warren Manor 39-5 61 units | Upgrade/Repl Heating Sys | \$ 100,000 |
| | *Friendship Apt 39-7 50 units | Upgrade tile-1st Floor | \$ 25,000 | *Friendship Apt 39-7 50 units | | |
| | | | \$ 1,350,000.00 | | Subtotal of Estimated Cost | \$ 565,000.00 |

Capital Fund Program - Five Year Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part II: Supporting Pages – Physical Needs Work Statement(s) | | | | | | |
|--|--|-----------------------------|----------------|--|--|-----------------|
| Work Statement For Year 1 FFY 2012 | Work Statement for Year 4 FFY 2015 | | | Work Statement for Year 4 cont. FFY 2015 | | |
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | PA039000011P | | | PHA Wide | Stairwell lighting | \$ 20,000 |
| Annual Statement | *Armstrong Court 39-1A | | | Upgrade as needed: | Hallway lighting | \$ 20,000 |
| | 56 units | | | | Hall ceiling/flooring | \$ 60,000 |
| | *Parkview 39-2A | | | | Community rooms | \$ 50,000 |
| | 38 units | | | | Unit flooring | \$ 10,000 |
| | *S McKean Way 39-6B | | | | Doors/entrance, interior & closets | \$ 10,000 |
| | 16 units | | | | Apartment lights/fans | \$ 10,000 |
| | PA039000012P | | | | kitchens & appliances | \$ 400,000 |
| | *Alleghny Manor 39-1B | | | | Evaluate/reconfigure A/C | \$ 100,000 |
| | 34 units | | | | Emergency call systems | \$ 400,000 |
| | *Garden Towers 39-6A | | | | fire containment systems | \$ 20,000 |
| | 98 units | | | | Upgrade Bathrooms/kitchens | \$ 400,000 |
| | *Freeport Towers 39-8 | Upgrade Kitchens & Lighting | \$ 100,000 | | Upgrade Electric service | \$ 25,000 |
| | 84 units | | | | Hot water/repl riser valves | \$ 25,000 |
| | PA039000013P | | | | air make-up & heat units | \$ 50,000 |
| | *Luxemburg 39-3 | Upgrade Bathrooms | \$ 200,000 | | Inter Water & sewer lines/cleanouts | \$ 30,000 |
| | 29 units | | | | Replace roofing | \$ 400,000 |
| | *LeeHaven 39-4 | | | | Replace locks/deadbolts | \$ 20,000 |
| | 60 units | | | | Replace windows | \$ 100,000 |
| | *Warren Manor 39-5 | Replace Hallway flooring | \$ 150,000 | | Unit conv/marketability | \$ 100,000 |
| | 61 units | | | | Replace exterior water and sewer lines | \$ 10,000 |
| | *Friendship Apt 39-7 | | | | Upgrade/Replace exteriors/doors/Power door access sys. | \$ 50,000 |
| | 50 units | | | | Awnings | \$ 10,000 |
| | Subtotal of Estimated Cost | | \$ 450,000.00 | Subtotal of Estimated Cost | | \$ 2,320,000.00 |

continued nexT page

Capital Fund Program - Five Year Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

| Part II: Supporting Pages – Physical Needs Work Statement(s) | | | | | | |
|--|--|---|----------------|--|---------------------------|----------------|
| Work Statement For Year 1 FFY 2011 | Work Statement for Year 4 cont. FFY 2015 | | | Work Statement for Year 5 FFY 2016 | | |
| | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost | Development Number/Name General Description of Major Work Categories | Quantity | Estimated Cost |
| See | PHA Wide | Renovate/repl sheds | \$ 10,000 | PA039000011P | | |
| Annual | Upgrade as needed: | Sidewalks/concrete & paving | \$ 10,000 | *Armstrong Court 39-1A | | |
| Statement | | Landscaping | \$ 10,000 | | | |
| | | Repl water & gas lines | \$ 50,000 | *Parkview 39-2A | | |
| | | Repair/repl hot water expansion tanks | \$ 50,000 | 38 units | | |
| | | Site mgmnt offices | \$ 25,000 | *S McKean Way 39-6B | | |
| | | Repl valves/suply lines/sinks & waterclosets | \$ 25,000 | 16 units | | |
| | | Ventilation cleaning | \$ 15,000 | PA039000012P | | |
| | | Boiler/generator rm doors | \$ 12,000 | *Alleghny Manor 39-1B | | |
| | | " " lights/heaters | \$ 10,000 | 34 units | | |
| | | Upgrade/repair Elevators | \$ 25,000 | *Garden Towers 39-6A | | |
| | | Energy Conservation projects | \$ 100,000 | 98 units | | |
| | | Repl Trash Compactors | \$ 75,000 | *Freeport Towers 39-8 | Upgrade Bathrooms | \$ 150,000 |
| | | | | 84 units | | |
| | | Repair/repl heating systems, boilers/boiler systems | \$ 100,000 | PA039000013P | | |
| | | Repl roof drains | \$ 25,000 | *Luxemburg 39-3 | Upgrade Kitchens & drains | \$ 150,000 |
| | | Outside lighting | \$ 25,000 | *LeeHaven 39-4 | | |
| | PHA Wide 504 | Misc. UFAS corrections | \$ 50,000 | 60 units | | |
| | | Modify communitie rooms | \$ 50,000 | *Warren Manor 39-5 | | |
| | | Upgrade signs/braille | \$ 15,000 | 61 units | | |
| | | Exterior walks/ramps/steps, etc. | \$ 100,000 | *Friendship Apt 39-7 | | |
| | | | | 50 units | | |
| | | | | PHA Wide | | |
| | | Subtotal of Estimated Cost | \$ 782,000.00 | Subtotal of Estimated Cost | | \$ 300,000.00 |

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

FINANCIAL RESOURCES

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2012 grants) | | |
| a) Public Housing Operating Fund | \$1,111,267 | Operations |
| b) Public Housing Capital Fund | \$637,191 | Modernization |
| c) Annual Contributions for Section 8 Tenant-Based Assistance | \$1,257,771 | Program Administration |
| | | |
| Other Federal Grants (list below) | | |
| Section 8 Voucher FSS | \$26,587 | Program Coordinator |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| FY2009 CFP (as of 6/30/2011) | \$137,996 | See attached P & E |
| FY2010 CFP (as of 6/30/2011) | \$454,814 | See attached P & E |
| FY2011 CFP (as of 6/30/2011) | \$637,191 | See attached Annual Stmt |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | \$1,561,992 | Operations |
| | | |
| 4. Other income (list below) | | |
| Investment Income | \$15,000 | Operations |
| Misc. tenant charges, Laundry, & Other Misc. Income | \$118,000 | Operations |
| | | |
| 4. Non-federal sources (list below) | | |
| | | |
| Total resources | \$5,957,809 | Housing Program Operation and Administration |

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

**STATEMENT OF
HOUSING NEEDS**

| Waiting List Statistics | | | | |
|------------------------------------|-----------------------|----------------------------|--------------------------|----------------------------|
| | PUBLIC HOUSING | | SECTION 8 VOUCHER | |
| | # of Families | % of Total Families | # of Families | % of Total Families |
| Waiting List Total | 202 | | 252 | |
| Extremely low income <=30% AMI | 136 | 97 | 165 | 65 |
| Very low income >30% but <=50% AMI | 49 | 24 | 85 | 34 |
| Low income >50% but <80% AMI | 17 | 9 | 2 | 1 |
| Families with Children | 64 | 32 | 103 | 41 |
| Elderly Families | 49 | 24 | 31 | 12 |
| Families with Disabilities | 67 | 33 | 99 | 39 |
| Near-Elderly/Singles | 22 | 11 | 19 | 8 |
| White/Non-Hispanic | 190 | 94 | 225 | 89 |
| African American/Non-Hispanic | 9 | 4 | 23 | 9 |
| Amer Indian/Alaska Native/Non-Hisp | 1 | 1 | 0 | 0 |
| White/Hispanic | 0 | 0 | 2 | 1 |
| Not Specified | 2 | 1 | 2 | 1 |

| Characteristics by Bedroom Size | | |
|--|------------|-----------|
| 0-Bedroom | 110 | 55 |
| 1-Bedroom | 23 | 11 |
| 2-Bedroom | 47 | 23 |
| 3-Bedroom | 18 | 9 |
| 4-Bedroom | 4 | 2 |

Comments:

| |
|--|
| Waiting List - Open Annual Turnover - 102 |
|--|

| |
|---|
| Waiting List - Closed Last Open - Sept. 2010 Next Open - Sept. 2012 |
|---|

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for -All Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | | Data Current as of: 2000 | | | | | |
|--|--|-----------------------------------|------------------------------|----------------------------|------------------|--|---------------------------|------------------------------|----------------------------|-----------------|------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | | Owners | | | | | Total Households |
| | Elderly 1 & 2 member households | Small Related (2 to 4) | Large Related (5 or more) | All Other Households | Total Renters | Elderly 1 & 2 member households | Small Related (2 to 4) | Large Related (5 or more) | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | |
| 1. Household Income <=50% MFI | 998 | 880 | 126 | 747 | 2,751 | 2,288 | 1,066 | 244 | 578 | 4,176 | 6,927 |
| 2. Household Income <=30% MFI | 396 | 448 | 68 | 443 | 1,355 | 684 | 473 | 96 | 362 | 1,615 | 2,970 |
| 3. % with any housing problems | 62.6 | 78.8 | 85.3 | 68.4 | 71 | 73.1 | 71.5 | 79.2 | 72.4 | 72.8 | 72 |
| 4. % Cost Burden >30% | 61.6 | 78.8 | 79.4 | 65.2 | 69.4 | 72.5 | 68.5 | 75 | 67.1 | 70.3 | 69.9 |
| 5. % Cost Burden >50% | 41.4 | 61.2 | 51.5 | 51.7 | 51.8 | 44.4 | 51.6 | 62.5 | 43.6 | 47.4 | 49.4 |
| 6. Household Income >30% to <=50% MFI | 602 | 432 | 58 | 304 | 1,396 | 1,604 | 593 | 148 | 216 | 2,561 | 3,957 |
| 7. % with any housing problems | 41 | 49.1 | 39.7 | 68.8 | 49.5 | 40.6 | 60.4 | 59.5 | 58.8 | 47.8 | 48.4 |
| 8. % Cost Burden >30% | 40.4 | 44.7 | 32.8 | 67.4 | 47.3 | 40.1 | 60.4 | 39.2 | 55.1 | 46 | 46.4 |
| 9. % Cost Burden >50% | 7.3 | 13.7 | 6.9 | 13.2 | 10.5 | 13.7 | 32.7 | 19.6 | 27.3 | 19.6 | 16.4 |
| 10. Household Income >50 to <=80% MFI | 511 | 634 | 143 | 359 | 1,647 | 2,147 | 1,542 | 349 | 424 | 4,462 | 6,109 |
| 11. % with any housing problems | 24.7 | 11.7 | 2.8 | 16.4 | 16 | 14.1 | 35.8 | 38.4 | 29.2 | 24.9 | 22.5 |
| 12. % Cost Burden >30% | 23.9 | 10.1 | 0 | 12.3 | 14 | 13.9 | 34.9 | 22.6 | 29.2 | 23.3 | 20.8 |
| 13. % Cost Burden >50% | 0.8 | 0 | 0 | 0 | 0.2 | 3.9 | 8.7 | 2.9 | 10.4 | 6.1 | 4.5 |
| 14. Household Income >80% MFI | 259 | 1,100 | 195 | 645 | 2,199 | 2,973 | 8,560 | 1,150 | 1,114 | 13,797 | 15,996 |
| 15. % with any housing problems | 1.5 | 4.1 | 7.7 | 2.3 | 3.6 | 4.5 | 6.5 | 15.2 | 8.9 | 7 | 6.5 |
| 16. % Cost Burden >30% | 1.5 | 2.3 | 0 | 0 | 1.3 | 4 | 5.9 | 8.3 | 7.6 | 5.8 | 5.2 |
| 17. % Cost Burden >50% | 0 | 0 | 0 | 0 | 0 | 0.5 | 0.5 | 2.2 | 1.3 | 0.7 | 0.6 |
| 18. Total Households | 1,768 | 2,614 | 464 | 1,751 | 6,597 | 7,408 | 11,168 | 1,743 | 2,116 | 22,435 | 29,032 |
| 19. % with any housing problems | 35.4 | 26.2 | 21.6 | 33.5 | 30.2 | 21.4 | 16.2 | 27.1 | 28.9 | 20 | 22.3 |
| 20. % Cost Burden >30 | 34.7 | 24.3 | 15.7 | 30.7 | 28.2 | 21 | 15.4 | 17.4 | 27 | 18.5 | 20.7 |
| 21. % Cost Burden >50 | 12 | 12.7 | 8.4 | 15.4 | 12.9 | 8.4 | 5.5 | 7.1 | 13 | 7.3 | 8.6 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Mobility & Self Care Limitation

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|---|--|----------------------------|------------------|---|--|----------------------------|-----------------|---------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Extra Elderly 1 & 2 Member Households | Elderly 1 & 2 Member Households | All Other Households | Total Renters | Extra Elderly 1 & 2 Member Households | Elderly 1 & 2 Member Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Household Income <=50% MFI | 240 | 155 | 515 | 910 | 504 | 264 | 534 | 1,302 | 2,212 |
| 2. Household Income <=30% MFI | 90 | 65 | 265 | 420 | 150 | 80 | 270 | 500 | 920 |
| % with any housing problems | 55.6 | 76.9 | 75.5 | 71.4 | 80 | 87.5 | 74.1 | 78 | 75 |
| 3. Household Income >30 to <=50% MFI | 150 | 90 | 250 | 490 | 354 | 184 | 264 | 802 | 1,292 |
| % with any housing problems | 16.7 | 27.8 | 50 | 35.7 | 38.1 | 43.5 | 58.7 | 46.1 | 42.2 |
| 4. Household Income >50 to <=80% MFI | 104 | 70 | 155 | 329 | 503 | 209 | 419 | 1,131 | 1,460 |
| % with any housing problems | 3.8 | 14.3 | 19.4 | 13.4 | 8.7 | 21.1 | 33.2 | 20.1 | 18.6 |
| 5. Household Income >80% MFI | 49 | 35 | 183 | 267 | 406 | 395 | 1,270 | 2,071 | 2,338 |
| % with any housing problems | 0 | 0 | 4.4 | 3 | 3 | 10.1 | 11 | 9.3 | 8.6 |
| 6. Total Households | 393 | 260 | 853 | 1,506 | 1,413 | 868 | 2,223 | 4,504 | 6,010 |
| % with any housing problems | 20.1 | 32.7 | 42.6 | 35 | 22 | 27 | 28.5 | 26.2 | 28.4 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for White Non-Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| | | | | | | | | | |
| 1. Household Income <=50% MFI | 980 | 975 | 725 | 2,680 | 2,255 | 1,275 | 555 | 4,085 | 6,765 |
| 2. Household Income <=30% MFI | 385 | 505 | 430 | 1,320 | 665 | 555 | 340 | 1,560 | 2,880 |
| % with any housing problems | 59.7 | 80.2 | 68.6 | 70.5 | 72.9 | 73 | 72.1 | 72.8 | 71.7 |
| 3. Household Income >30 to <=50% MFI | 595 | 470 | 295 | 1,360 | 1,590 | 720 | 215 | 2,525 | 3,885 |
| % with any housing problems | 42 | 46.8 | 67.8 | 49.3 | 40.6 | 60.4 | 58.1 | 47.7 | 48.3 |
| 4. Household Income >50 to <=80% MFI | 510 | 760 | 350 | 1,620 | 2,135 | 1,885 | 425 | 4,445 | 6,065 |
| % with any housing problems | 25.5 | 8.6 | 17.1 | 15.7 | 14.3 | 35.8 | 28.2 | 24.7 | 22.3 |
| 5. Household Income >80% MFI | 254 | 1,280 | 640 | 2,174 | 2,940 | 9,580 | 1,085 | 13,605 | 15,779 |
| % with any housing problems | 1.6 | 4.3 | 2.3 | 3.4 | 4.3 | 7.4 | 8.8 | 6.8 | 6.4 |
| 6. Total Households | 1,744 | 3,015 | 1,715 | 6,474 | 7,330 | 12,740 | 2,065 | 22,135 | 28,609 |
| % with any housing problems | 35.2 | 24.7 | 33.2 | 29.8 | 21.3 | 17.5 | 28.3 | 19.7 | 22 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Black Non-Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|---------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| | | | | | | | | | |
| 1. Household Income <=50% MFI | 8 | 8 | 20 | 36 | 10 | 8 | 10 | 28 | 64 |
| 2. Household Income <=30% MFI | 4 | 4 | 10 | 18 | 10 | 4 | 10 | 24 | 42 |
| % with any housing problems | 100 | 0 | 100 | 77.8 | 100 | 100 | 100 | 100 | 90.5 |
| 3. Household Income >30 to <=50% MFI | 4 | 4 | 10 | 18 | 0 | 4 | 0 | 4 | 22 |
| % with any housing problems | 0 | 0 | 100 | 55.6 | N/A | 100 | N/A | 100 | 63.6 |
| 4. Household Income >50 to <=80% MFI | 0 | 8 | 4 | 12 | 10 | 8 | 4 | 22 | 34 |
| % with any housing problems | N/A | 50 | 0 | 33.3 | 0 | 50 | 100 | 36.4 | 35.3 |
| 5. Household Income >80% MFI | 4 | 10 | 0 | 14 | 14 | 64 | 10 | 88 | 102 |
| % with any housing problems | 0 | 0 | N/A | 0 | 28.6 | 6.3 | 0 | 9.1 | 7.8 |
| 6. Total Households | 12 | 26 | 24 | 62 | 34 | 80 | 24 | 138 | 200 |
| % with any housing problems | 33.3 | 15.4 | 83.3 | 45.2 | 41.2 | 20 | 58.3 | 31.9 | 36 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|---------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Household Income <=50% MFI | 4 | 8 | 10 | 22 | 0 | 4 | 0 | 4 | 26 |
| 2. Household Income <=30% MFI | 4 | 4 | 10 | 18 | 0 | 0 | 0 | 0 | 18 |
| % with any housing problems | 100 | 100 | 0 | 44.4 | N/A | N/A | N/A | N/A | 44.4 |
| 3. Household Income >30 to <=50% MFI | 0 | 4 | 0 | 4 | 0 | 4 | 0 | 4 | 8 |
| % with any housing problems | N/A | 0 | N/A | 0 | N/A | 100 | N/A | 100 | 50 |
| 4. Household Income >50 to <=80% MFI | 0 | 4 | 4 | 8 | 0 | 0 | 0 | 0 | 8 |
| % with any housing problems | N/A | 100 | 0 | 50 | N/A | N/A | N/A | N/A | 50 |
| 5. Household Income >80% MFI | 0 | 0 | 10 | 10 | 0 | 29 | 8 | 37 | 47 |
| % with any housing problems | N/A | N/A | 0 | 0 | N/A | 13.8 | 50 | 21.6 | 17 |
| 6. Total Households | 4 | 12 | 24 | 40 | 0 | 33 | 8 | 41 | 81 |
| % with any housing problems | 100 | 66.7 | 0 | 30 | N/A | 24.2 | 50 | 29.3 | 29.6 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Native American Non-Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Household Income <=50% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| 2. Household Income <=30% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 3. Household Income >30 to <=50% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4. Household Income >50 to <=80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 8 | 8 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 50 | 50 |
| 5. Household Income >80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 4 | 4 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 0 | 0 |
| 6. Total Households | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 12 | 12 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 33.3 | 33.3 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Asian Non-Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|---------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Household Income <=50% MFI | N/A | N/A | N/A | 15 | N/A | N/A | N/A | 0 | 15 |
| 2. Household Income <=30% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 3. Household Income >30 to <=50% MFI | N/A | N/A | N/A | 15 | N/A | N/A | N/A | 0 | 15 |
| % with any housing problems | N/A | N/A | N/A | 100 | N/A | N/A | N/A | N/A | 100 |
| 4. Household Income >50 to <=80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 5. Household Income >80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 24 | 24 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 16.7 | 16.7 |
| 6. Total Households | N/A | N/A | N/A | 15 | N/A | N/A | N/A | 24 | 39 |
| % with any housing problems | N/A | N/A | N/A | 100 | N/A | N/A | N/A | 16.7 | 48.7 |

**ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN
STATEMENT OF HOUSING NEEDS**

Housing Problems Output for Pacific Islander Non-Hispanic Households

| Name of Jurisdiction: Armstrong County, Pennsylvania | | Source of Data: CHAS Data Book | | | Data Current as of: 2000 | | | | |
|---|--|-----------------------------------|----------------------------|------------------|--|----------------------|----------------------------|-----------------|---------------------|
| Household by Type, Income, & Housing Problem | Renters | | | | Owners | | | | Total Households |
| | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Renters | Elderly 1 & 2 Member Households | Family Households | All Other Households | Total Owners | |
| | (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | |
| 1. Household Income <=50% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| 2. Household Income <=30% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 3. Household Income >30 to <=50% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 4. Household Income >50 to <=80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 5. Household Income >80% MFI | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 6. Total Households | N/A | N/A | N/A | 0 | N/A | N/A | N/A | 0 | 0 |
| % with any housing problems | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

RESIDENT ADVISORY BOARD MEETING MINUTES

pa039q01

**RESIDENT ADVISORY BOARD MEETING
THURSDAY, MAY 26, 2011**

In Attendance: Marty Sutton, Deputy Executive Director
Karen Rega, Executive Director
Laura Toy, Modernization Coordinator
Sandy Ager, Administrative Officer I
Residents as listed on sign in sheet

Communities not represented: Armstrong Court, Parkview Apartments, Luxemburg Manor, and Lee Haven Towers.

WELCOME AND APPROVAL OF THE MINUTES OF AUGUST 11, 2010

Ms. Sutton welcomed all representatives and reported that two (2) RAB members have resigned; Beryl Harley of Warren Manor and Lyda Koeser of South McKean Way. New Members are Sue Holibaugh from Garden Towers, June Womer from Friendship Apartments and Donna Bernat from Warren Manor.

Vicky Smeltzer made a motion to approve, as presented, the minutes of the August 11, 2010 meeting. Said motion was seconded by Carol Whitehouse and unanimously carried.

ANNUAL AND 5 YEAR AGENCY PLAN

New members were given a brief explanation of what the Resident Advisory Board does and what the Annual and 5 Year Agency Plan includes. They were also informed of the Timeline for the Agency Plan, which is enclosed with their Information Packets.

Updates and changes include:

Progress in meeting our goals and objectives include expanding our supply of housing. We are Management Agent for Valley View Apartments and will also be Management Agent for Kittanning Cottages, which is the newest Tax Credit Housing Development. These units are located where the former IUP Campus was located on North McKean Street.

Section 8 Voucher Program has completed another closing under the Home Ownership Program. This brings the total to seven (7) under the Program. The most recent one is a new construction, which is good statistically for HUD, because they do monitor this Program.

Working family percentages have increased 4% in Public Housing and 6% in the Section 8 Voucher Program.

HUD required UFAS accessibility renovations are under way at Luxemburg Manor. When complete, the only development remaining to renovate will be Allegheny Manor. This will complete all required UFAS renovations, which will free up capital fund monies for other renovations and upgrades in all communities.

HUD has proposed a change to the Equal Opportunity Housing language to include sexual orientation and gender identity. We have implemented this change.

There is a new HUD program called the Family Unification Program (FUP), which was created specifically to assist families that may have lost their children and in order to have them returned to the household, the family must have adequate housing. It is also intended for children who have been in foster care, but have now turned 18 and no longer qualify for foster care. We have received fifteen (15) of these vouchers, with six (6) participants at this time.

The flat rent schedule that gets updated every year will reflect increases from \$5 to \$28, as applicable to bedroom size and location.

The demolition of South Apartments in Ford City is complete. We will be placing some type of low income housing on this site, but are unsure just what at this time.

Statistics on our Waiting List and housing needs is updated every year.

There is no Poverty Designation again this year.

The Public Housing Grievance Procedure has been amended and will be implemented.

Section 3 employment opportunities for qualifying residents has been advertised.

Once the whole Agency Plan is compiled, everything is submitted electronically to HUD and they hopefully approve it for implementation.

CAPITAL FUND

Laura Toy reported the following updates:

Armstrong Court – Exterior renovations involving concrete work is out for bid. Bids will be accepted for rubber roof replacement in the fall. Power access doors will be done this year.

Allegheny Manor - We will be doing UFAS required renovations in three phases. The initial phase will be a construction of a new Maintenance shed, with the old shed being demolished. They will build a new unit where the old shed was and then retro fit to end up with two (2) three-bedroom accessible units. HUD dictates what bedroom size these accessible apartments will be.

South Apartments - Demolition is complete.

Luxemburg Manor – We are finishing up phase 1 of the two phase UFAS renovation.

Freeport Towers – Power access doors will be done this year.

Section 3 is for promotion of hiring low income residents, who qualify, to work in their own developments. Contractors and Housing Authorities are encouraged to implement this program and establish a list of residents to work with. Ms. Toy has only received one interested resident as of this date. There is a possibility this resident becoming a full time employee if the company is hiring.

The Capital Fund grant amount for year 2011 has not been released from HUD. We are anticipating 25% less than what we received in 2010.

The AARA grant monies received in 2009 in the amount of \$916,000 has been fully utilized and everything completed as of December 31, 2010.

MEMORANDUM OF AGREEMENT

Ms. Sutton explained for new representatives about the funding that is received for Resident Participation. We receive \$25 per unit for this resident participation and these monies can be use to cover the costs of having Resident Advisory Board Meetings and other resident services, such as a newsletter. Also duly recognized Resident Councils are eligible for funds, as well as monies for Council trainings. All representatives are required to sign the MOA. Ms. Sutton will obtain the signatures of those representatives not present and will provide a copy of the properly executed document after receiving such signatures.

NEW BUSINESS

Ms. Sutton stated that the Grievance Procedure addresses the need for a Hearing Officer, which has always been Ms. Sutton. New procedures will include confirmation of the Hearing Officer by way of a motion. Said motion was made by Donna Bernat, seconded by Vicky Smeltzer and was unanimously carried.

PHAS (Public Housing Assessment System) is our report card from HUD. We have always self-certified via internet. When they went to Asset Management, they were anticipated going to each AMP and doing a review. They only did one practice review, which went very well. They have now proposed changing this and will now pulling all information from the HUD systems.

Funding update information was pulled via internet on April 18, 2011.

Ms. Sutton reported the Public Housing Operating Fund is supposedly to be funded at 95.6%, but it could possibly be reduced as low as 82% per information received by Ms. Rega.

Capital Funding may be reduced by 20% of the 2010 funds.

Section 8 Vouchers have proposed increases of 2%, but administrative fees have been drastically cut to 71.75%. They are anticipating 100% pro-ration for leasing costs, which is what we pay participating landlords.

The Family Self Sufficiency Program was decreased a very small percentage. This is part of the Section 8 Voucher Program.

Funding for new Vouchers for the Family Unification Program has been stopped.

For 2012 HUD is proposing a 10% cut over the 2011 funding, which has already experienced 18 to 20% in cuts.

OPEN DISCUSSION

Allegheny Manor – Vicky Smeltzer said there is not much to address other than leaking mailboxes, which are on the budget to be replaced.

Garden Towers – Sue Holibaugh stated that their outside lighting has not been working. This item is on the budget to be replaced.

Warren Manor – Donna Bernat stated that the maintenance is good and management is good. She suggested that some type of security be placed in the common areas. Ms. Bernat also thanked the Housing Authority for their assistance in obtaining additional parking spaces. She also asked about the possibility of making one of the doors at the rear of the building hands free. There was discussion that we could possibly do a power door, but there is not enough space to make it accessible. It can be added to our wish list, per Laura Toy.

Friendship Apartments – June Womer addressed some security issues in the building. Discussion included comments by Executive Director Karen Rega, who stated that we are looking into the possibility of security cameras for all the buildings.

Freeport Towers – Carol Whitehouse inquired where the new power access door would be and was informed that it would be in the back. She also inquired whether a side walkway could be added for residents to come to the front of the building. She was informed that we would give thought to this for future work.

Valley View – Roxanna Dunn asked how meetings are held at the development. Are they for Valley View 1, 2, 3, 4 & 5 individually or collectively? Ms. Rega addressed the question and replied that we would have to check with Administrator Sharon Hall. Ms. Dunn stated that residents do not always know what is going on.

ADJOURNMENT

With no further matters for discussion, Ms. Sutton informed representatives that the next meeting would be announced at a later date. A motion to adjourn at 1:35 PM was made by Vicky Smeltzer and seconded by June Womer.

Respectfully submitted,



Sandy Ager

RESIDENT ADVISORY BOARD MEETING

2012 ANNUAL AGENCY PLAN

Thursday, May 26, 2011

| Name | Apt. # | Community Name |
|-------------------|--------|----------------------|
| Yucky Smeltzer | 8 | Allegheny Manor |
| June Komer | 2H | Leechburg Friendship |
| Donna Bernat | 4H | Warren Manor |
| Rayanna F. Sumner | 502 | Valley View II |
| See Halbaugh | 65 | Garden Towers |
| Carol Whithouse | 619 | Freeport Towers |
| Louise d G | | HACA |
| Loreen Rega | | HACA |
| Candy Rger | | HACA |
| Marty Sutton | | HACA |
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**RESIDENT ADVISORY BOARD MEETING
THURSDAY, JULY 14, 2011**

In Attendance: Marty Sutton, Deputy Executive Director
Karen Rega, Executive Director
Laura Toy, Modernization Coordinator
Sandy Ager, Administrative Officer I
Residents as listed on sign in sheet

Communities not represented: Armstrong Court, Parkview Apartments, South McKean Way and Lee Haven Towers.

WELCOME AND APPROVAL OF THE MINUTES OF MAY 26, 2011

Ms. Sutton welcomed all representatives and welcomed new member Judi Walters from Luxemburg Manor.

Vicky Smeltzer made a motion to approve, as presented, the minutes of the May 26, 2011 meeting. Said motion was seconded by June Womer and unanimously carried.

ANNUAL AND 5 YEAR AGENCY PLAN

Representatives were given a brief explanation of the Timeline for the Agency Plan, which was provided and they were also provided with a Draft of the 2012 Agency Plan, including the 5 Year Agency Plan that takes us through the year 2016. Once the whole Agency Plan is compiled, and approved by the Housing Authority Board of Directors, everything is submitted electronically to HUD and they normally approve it for implementation.

CAPITAL FUND

Laura Toy reported the following updates:

Armstrong Court – The contract bid for exterior renovations was awarded at the June Board Meeting. The advertisement for Bids for rubber roof replacement will begin next week. The roof will be done after the exterior renovations because roof jacks will be used to access the building's exterior. The contract bid was also awarded at the June Board Meeting for a power entry door.

Allegheny Manor - We are still awaiting completion for the UFAS work at Luxemburg Manor before we begin the UFAS renovations at Allegheny Manor.

Luxemburg Manor – We are finishing up phase 1 of the two phase UFAS renovations and are awaiting an Occupancy Permit to finalize..

Freeport Towers – The contract bid was awarded at the June Board Meeting for a power entry door.

The Capital Fund grant amount for year 2011 has been released from HUD and we have been informed that the amount is \$637,191.

2011 Capital Fund projects anticipated work items at the following:

Armstrong Court – We would like to upgrade the boiler room doors and lighting. We would also like to replace the hot water boiler, but don't think we will be able to do it with this year's monies. Air make-up unit and chiller are items we would also like to do.

Parkview Apartments – We would like to do roof replacement.

Lee Haven Towers – We would like to do air make-up unit with a chiller unit and replace a domestic boiler.

Warren Manor – We would like to upgrade outdoor lighting.

Freeport Towers - We would like to do air make-up unit with a chiller unit

While we hope to be able to do many of these work items, if emergency situations arise that require the use of these funds, we have to put anticipated projects on hold.

MEMORANDUM OF AGREEMENT

After getting Judi Walters signature today, Ms. Sutton will obtain the signature of Barb Antoniono of Lee Haven Towers, who was not present today. She will then provide a copy of the properly executed document to all representatives.

NEW BUSINESS

Ms. Sutton presented information that will be included in the next newsletter regarding bed bugs. There seems to be a resurgence in infestations. Information recently received at a training conference was shared with representatives. It was stated that, while bed bugs in the past were reflective of cleanliness, the current infestations occur because of extensive travelling, which can transmit the bugs via clothing, luggage, etc. Even luxury hotels suffered infestations in recent years. She encouraged representatives to report any suspicious bug activity in their apartment and do it as soon as they notice any bugs as any infestation is easier and less costly to eradicate when caught early. Treatments involve pesticides and high heat application. There are also beagles that are trained to detect bed bugs. Education on this subject is the best course of prevention and detection at this time.

OPEN DISCUSSION

Allegheny Manor – Vicky Smeltzer said they are still waiting for the new mail boxes. We do have them, but they still have to be put up, per Karen Rega. (Laura Toy interjected a comment regarding the storm door issue, stating that the contractor will be taking care of the problem with broken pins that hold the glass in place.)

Luxemburg Manor – Judi Walters stated that there are no issues, that it is a very nice, well run development. She also stated that Darlene Hughes is a good Manager.

Warren Manor – Donna Bernat stated that everything is fine at her building for the most part. She inquired about whether there are any plans to add a grounded outlet to the bathroom. She also said that the kitchen cupboards could stand to be refinished. She also asked if residents are required to keep their doors shut and locked. Information provided by Ms. Sutton stated that in the House Rules, it highly recommends that doors should be kept closed and locked to maintain security. Doors should definitely be kept closed if residents are smoking.

Garden Towers – Sue Holibaugh stated that the outside lighting has been started. (Karen Rega pointed out that these are just test lights to see how effective they would be.) The concrete on the south side of the building has been marked off and we will be taking bids for removal and some form of landscaping and a sidewalk. She also questioned whether all walk-in showers will be upgraded. Laura Toy stated that there are 14 walk-in showers that are leaking and will either be repaired or possibly be replaced with tubs.

Friendship Apartments – June Womer asked if the Housing Authority is responsible for the laundry machines. She was told that residents need to call Continental Laundry if there are problems with the laundry machines. She also asked if any transportation is available from the Housing Authority, because there are some residents who do not qualify for transportation to various out-of-town places. She was provided information for Area Agency on Aging in Armstrong County.

Freeport Towers – Carol Whitehouse inquired whether there was any truth to the rumor that the Housing Authority may be taking the Community Room for an office. Ms. Rega stated that we would like to establish a working office for Denise to be on site for maybe a day or two, but we are still looking into it. We do not have the funds right now to do major renovations in that aspect. She also inquired about inspection requirement regarding residents who are hoarders and have cluttered apartments. Ms. Sutton addressed the issue and stated the process, should a resident receive a termination notice. This resident could first request an informal settlement to be held with the Property Manager and Supervisor Sandy Ager. At the time of the settlement, if the resident establishes a program to cure the problem, such as getting regular cleaning help, letting the resident remain is probably going to be the decision at the time of the informal settlement. However, the Property Manager is instructed to inform the resident that unannounced inspections should be expected until there appears to be no further problem. Ms. Rega stated that the Housing Inspector should be listing housekeeping concerns on this annual inspection report. It is then up to the Property Manager to address the issue.

Valley View – Roxanna Dunn said that they recently had a July 4th picnic with 78 people attending. There was food, music and an apartment/porch decorating contest, which was won by Ms. Dunn. She also inquired about the resident council and whether all residents are welcome to attend meetings or only the representatives for the five (5) Valley View developments. Marsha Fennell, Housing Specialist informed Ms. Dunn that all residents are welcome to attend the meetings. It was also pointed out that Valley View does not have a duly recognized resident council like Public Housing developments have. Because they are a Tax Credit Program, they do not qualify for resident monies that are provided through Public Housing Operating Funds.

There was additional discussion regarding independent living requirements for Public Housing. Representatives were informed that we cannot determine whether an individual is capable of living on their own.

ADJOURNMENT

With no further matters for discussion, Ms. Sutton informed representatives that the next meeting would be announced at a later date. A motion to adjourn at 1:40 PM was made by Vicky Smeltzer and seconded by Judy Walters.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sandy Ager". The signature is written in a cursive style with a large, looped initial 'S'.

Sandy Ager

RESIDENT ADVISORY BOARD MEETING

2012 ANNUAL AGENCY PLAN

Thursday, July 14, 2011

| Name | Apt. # | Community Name |
|----------------|--------|------------------|
| Dicky Smeltzer | 8 | Allegheny Manor |
| Carol Whitman | 619 | Freemont Towers |
| Sue Holbaugh | 8C | Garden Towers |
| Norma Bernaf | 4H | Warren Manor |
| Judie Watters | 1260 | Luxemburg Manor. |
| Sandra King | | HACA |
| June Womer | 2-H | Friendship |
| Kalamati Dunn | 502 | Valley View II |
| Marty Sutton | | HACA |
| Karen Kead | | HACA |
| Sandy Ciger | | " |
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**RESIDENT ADVISORY BOARD MEETING
THURSDAY, SEPTEMBER 8, 2011**

In Attendance: Marty Sutton, Deputy Executive Director
Karen Rega, Executive Director
Laura Toy, Modernization Coordinator
Sandy Ager, Administrative Officer I
Residents as listed on sign in sheet

Communities not represented: Armstrong Court, Parkview Apartments, South McKean Way, Friendship Apartments, Freeport Towers and Valley View.

WELCOME AND APPROVAL OF THE MINUTES OF JULY 14, 2011

Ms. Sutton welcomed all representatives and informed them that this meeting would be the last of 2011. She also reported that Carol Whitehouse from Freeport Towers has submitted a resignation and we will be looking for a new representative from that development.

Barb Antoniono made a motion to approve, as presented, the minutes of the July 14, 2011 meeting. Said motion was seconded by Sue Hollibaugh and unanimously carried.

ANNUAL AND 5 YEAR AGENCY PLAN

The draft of the Annual Plan that representatives received earlier this year has changed very little. Ms. Sutton provided updated copies of the actual amount of Capital Fund monies.

Final updates that will need done to the Family Unification Program (FUP) and Home Ownership Programs will be done at a later date and all representatives will receive paperwork to reflect the updates.

CAPITAL FUND

Laura Toy reported the following updates:

Armstrong Court – The exterior renovations are in progress and should be done in mid-October. The roof replacement will begin sometime in October. A contract has been awarded for power doors and should begin by the end of September.

Allegheny Manor - We are finalizing plans for a new maintenance building and then preparation for doing UFAS work.

Garden Towers – We are still working on plans to take care of 14 showers that are in need of repairs or replacement.

Freeport Towers – The contract bid that was recently awarded for power entry doors should begin by the end of September.

MEMORANDUM OF AGREEMENT

Barb Antoniono of Lee Haven Towers had not been able to attend prior 2011 meeting and has just signed the agreement today. Ms. Sutton provided a copy of the properly executed document to all representatives.

NEW BUSINESS

Ms. Sutton presented representatives with a small gift of appreciation for their service as Resident Advisory Board Members.

OPEN DISCUSSION

Allegheny Manor – Vicky Smeltzer said there are not any big problems at the time. There are still some families that abuse parking privileges. Sandy Ager will call Kittanning Police to determine why Kittanning Police do not ticket persons without parking permits.

Karen Rega reported that we do have the new mailboxes for Allegheny Manor, but we have to wait until the concrete pad is poured for placement. They will be placed at a more central location.

Luxemburg Manor – Judi Walters said that everything is good there since the water issue was fixed. She also said that some residents have stated that refrigerators may need replaced. (After the meeting, Karen Rega checked with Ken Bowser and he stated that refrigerators were replaced seven (7) years ago and will only be replaced now on an as needed basis.

Lee Haven Towers – Barb Antoniono asked about the chiller air handler units that are a future item for the building and if they will help cool the hallways when it is so hot. She was told that while they will help cool the hallways, when it is excessively hot, it will not cool like air conditioning. She also said that the pole light at the corner of the building is not working. (After the meeting, Karen Rega checked with Ken Bowser, who informed her that the light has been repaired.) Barb also asked about concrete work that is being done to even out the entry area of the building. She was informed that we are not sure when the concrete work will begin, and was also informed that concrete is always a line item on our annual budgets.


Warren Manor – Donna Bernat said that their Resident Council has purchased a two (2) seat cedar swing for behind the building. Ms. Bernat also asked when the flag pole was going to be put up again. (After the meeting, Sandy Ager did check with Maintenance Supervisor Ken Bowser, who stated that he is aware that the pole needs put up again, but there are so many emergency issues and vacancies that it is not a priority item right now.) She also said that one of the dogwood trees out back is dead and should probably be removed. We will let Ken Bowser know about this so that he can check it.

Garden Towers – Ms. Holibaugh said that their Social Club is planning on purchasing new chairs for the community room. The damaged chairs have been removed from the sitting area and set aside for removal. (After the meeting, Sandy Ager called Kelly Anchors, Maintenance Mechanic at Garden Towers and asked that he bring the damaged chairs to the Main Office for proper disposal.)

ADJOURNMENT

With no further matters for discussion, Ms. Sutton informed representatives that the next meeting would be next year. A motion to adjourn at 12:30 PM was made by Vicky Smeltzer and seconded by Donna Bernat.

Respectfully submitted,



Sandy Ager

RESIDENT ADVISORY BOARD MEETING

2012 ANNUAL AGENCY PLAN

Thursday, September 8, 2011

| Name | Apt. # | Community Name |
|----------------|--------|------------------|
| Vicky Smeltzer | 8 | Allegheny Manor |
| Barb Antoniono | 3C | Lee Haven towers |
| Sue Holbaugh | 8C | GARDEN TOWERS |
| Norma Bernat | 4H | Warren Manor |
| Judi Waeten | 1206 | Lupenberg Manor |
| Dandy Gery | | ACHA |
| Karen Rega | | ACHA |
| Luna Toy | | h |
| Marty Sutton | | n |
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ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

PHA PLAN UPDATE COMMUNITY SERVICE AND SELF-SUFFICIENCY

SECTION 3 STATEMENT

The Housing Authority of the County of Armstrong references the requirements of Section 3 when advertising capital fund projects, and includes in project specifications, and requires Contractors to certify their compliance to extent feasible.

The requirements of section 3 are also covered at prebid and preconstruction conferences, and contractors are instructed to direct subcontracts and new employment opportunities to section 3 businesses and residents. As an additional effort to inform our residents of section 3 opportunities, information is provided in the Housing Authority newsletter and at resident meetings, such as resident advisory board meetings. It is the intention of the housing authority to develop measures to track the efforts and results of our contractors.

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

PHA PLAN UPDATE ELIGIBILITY, SELECTION AND ADMISSIONS POLICIES

8.5 ***VIOLENCE AGAINST WOMEN ACT***

This section shall implement provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA) regarding domestic violence, dating violence, and stalking as defined (see the Glossary for definitions). Notwithstanding its title, VAWA is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

A. Denial of Admission

Applicants shall not be denied admission because they are or have been a victim of domestic violence, dating violence, or stalking, provided that they are otherwise qualified for admission.

This section does not limit the Housing Authority's authority to deny admission if:

1. It can show an actual and imminent threat to other residents, neighbors, guests, their employees, persons providing services to the development, or others if the applicant family is not denied admission.
2. The applicant has not provided the required eligibility and/or suitability information that is not premised on the act or acts of domestic violence, dating violence, or stalking in question against the applicant or a member of the applicant's household.

The Housing Authority shall not apply a more demanding standard to the victim of domestic violence than that applied to other applicants.

B. Mitigation of Disqualifying Information

When requested, in writing, by an applicant whose history includes incidents in which the applicant was a victim of domestic violence, the Housing Authority may, but shall not be obligated to, take such

information into account in mitigation of potentially disqualifying information, such as poor credit history or a negative reference from a previous landlord.

If the applicant requests such mitigating information to be taken into account, the Housing Authority shall be entitled to conduct inquiries as are necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. Potentially disqualifying information shall not be disregarded or mitigated if the applicant household includes a perpetrator of a previous incident of domestic violence.

C. Actions Against a Perpetrator

The Housing Authority may deny admission to, or trespass a perpetrator from, its property. The victim shall take action to control or prevent the domestic violence, including, but not limited to:

1. Obtaining and enforcing a restraining or no contact order, or order for protection against the perpetrator;
2. Obtaining and enforcing a trespass against the perpetrator;
3. Preventing the delivery of the perpetrator's mail to the victim's unit;
4. Providing identifying information as required in Paragraph D below; and,
5. Other reasonable measures.

D. Verification of Victim Status

In order to qualify for the protections implemented by VAWA, the Housing Authority shall verify that the incident of actual or threatened domestic violence, dating violence, or stalking claimed by the applicant is bona fide and meets the requirements of the applicable definitions set forth in this Section. Verification may be accomplished in one of the following ways:

1. By completing a HUD-approved form for each claimed incident of abuse. The information the applicant shall provide includes, but is not limited to:
 - a. Name of perpetrator, including known aliases, and date of

birth;

- b. Physical and/or mailing address, and any other contact information such as telephone or facsimile number, and e-mail or internet address; and,
 - c. The date, time, and description of the incident of abuse; or,
2. By providing documentation signed by the victim and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional from whom the victim has sought assistance in addressing domestic abuse or the effects of abuse, in which the professional attests under penalty of perjury to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or,
 3. By providing a Federal, State, tribal, territorial, or local police or court record describing the incident(s) in question.

[The receipt of conflicting certification from two members of the same assisted household, each claiming to be the victim and naming the other as the perpetrator, may require third-party documentation from both in order to determine which is the true victim.]

Compliance with the certification requirement of this Section shall not alone be sufficient to constitute evidence of an unreasonable act or omission by the Housing Authority, and does not preempt any Federal, State, or local law that provides greater protection for victims.

E. Failure to Provide Verification

An applicant who is claiming protections under VAWA must provide verification (see Paragraph D) to the Housing Authority within 14 business days after receipt of the request for verification. If the applicant does not provide the requested information within the outlined time-frame, none of the protections afforded under VAWA shall apply, and the Housing Authority may deny admission based on disqualifying circumstances as outlined in Section 8.4.

A request for information shall be sent to the applicant via first-class mail, return receipt requested unless the applicant feels that the delivery of such mail may place the victim at risk. In this case, the victim may come into the Administrative Office to pick up verification form. Other methods of delivery that do not place the victim at risk may be arranged on a case-

by-case basis.

F. Confidentiality

All information, including the fact that an individual is a victim of domestic abuse, that is provided to the Housing Authority under this Section shall be retained in confidence, and shall not be entered into any shared database or provided to any related entity except to the extent that:

1. The victim requests or consents to the disclosure in writing;
2. The disclosure is required for use in a public housing eviction action or in connection with termination of Section 8 assistance; or,
3. The disclosure is otherwise required by applicable law.

G. Notification of Rights

Applicants are notified of the rights afforded to victims of domestic violence under VAWA by providing written material to the applicant at the time application for housing is made. Language is also included in the notification of denial or acceptance of an application for housing.

16.9 DOMESTIC VIOLENCE TRANSFERS

A resident may request a transfer to another public housing unit to protect the health and safety of themselves and/or members of their household if they:

1. Are a victim of domestic abuse as defined under the Violence Against Women Act (see Glossary for definitions);
2. [Reasonably believe an **actual and** imminent threat **of** harm from further violence exists if they remain in the current unit; and,]
3. Have complied with all other resident obligations of the public housing program.

A request to transfer due to domestic violence entitles the Housing Authority to conduct inquiries as necessary to verify the claimed domestic violence and its relevance to the transfer request.

The Housing Authority may accommodate such requests to transfer if a suitable alternative unit is available and the circumstances warrant such action. The decision to

grant or refuse a transfer shall lie solely at the discretion of the Housing Authority, and nothing in this Policy creates any right on the part of the resident to be granted a transfer under this Section.

GLOSSARY

[**Actual & Imminent Threat:** A physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. Factors to be considered include: the duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur. The threat may be conveyed through words, gestures, actions, or other indicators.]

AMENDMENT RECAP

Paragraph 8.5(D) – Violence Against Women Act - add language as follows: *The receipt of conflicting certification from two members of the same assisted household, each claiming to be the victim and naming the other as the perpetrator, may require third-party documentation from both in order to determine which is the true victim*

Paragraph 16.9(2) – Domestic Violence Transfers - revised to state that an *actual and imminent threat of harm* from further violence...

Glossary - add definition of *Actual and Imminent Threat*

ATTACHMENT TO THE FY2012 ANNUAL AGENCY PLAN

PHA PLAN UPDATE GRIEVANCE POLICY

PURPOSE AND SCOPE

The purpose of this Grievance Procedure is to assure that Housing Authority residents are afforded an opportunity for a **hearing**, if the resident disputes within a reasonable time, any Authority action or failure to act, involving the resident's lease or with Authority regulations adversely affecting the individual resident's rights, duties, welfare or status.

Proposed changes to this grievance procedure shall provide for a thirty (30) day notice to afford residents and resident organizations with the opportunity to present written comments. Submitted comments shall be considered before finalizing any revisions to the grievance policy.

GOVERNING LAW

The law governing this grievance procedure is Section 6 (K) of the U.S. Housing Act of 1937 (42 U.S.C. sec. 1437 d (K) and subpart B of 24 CFR part 966 (24 CFR sec. 966.50 - 966-57).

DEFINITIONS

The following definitions of terms shall be applicable to this grievance procedure:

- A. Grievance - Any dispute which a resident may have with respect to an action or a failure to act by the Authority in accordance with the individual resident's lease or Authority regulations, which adversely affects the individual resident's rights, duties, welfare or status.
- B. CFR - The code of federal regulations, which contains the federal regulations governing this grievance procedure.
- C. Complainant - Any resident (as defined in this section below) whose grievance is presented to the Authority in accordance with the requirements set forth in this procedure.
- D. Criminal Activity - Any illegal activity, including drug-related activity (defined as

the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance, as defined in section 102 of the Controlled Substances Act as from time to time amended).

- E. Authority - The Housing Authority of the County of Armstrong, a corporate body organized and existing under the laws of the State of Pennsylvania.
- F. Elements of Due Process - The following procedural safeguards are required to be followed in an eviction action or a termination of tenancy in a state or local court:
 - 1. Adequate notice to the resident of the grounds for terminating the tenancy **and for eviction**;
 - 2. Right of the resident to be represented by counsel;
 - 3. Opportunity for the resident to refute the evidence presented by the Authority, including the right to confront and cross examine witnesses and to present an affirmative legal or equitable defense which the resident may have; and
 - 4. A decision on the merits.
- G. Hearing Officer - An impartial person selected to hear grievances and render decisions with respect thereto.
- H. HUD - The United States Department of Housing and Urban Development.
- I. Notice - As used herein, the term notice shall, unless otherwise specifically provided, mean written notice.
- J. The "Regulations" - The HUD regulations contained in subpart B of 24 CFR sec. 966.
- K. Resident Organization - An organization of residents, which includes any resident management corporation.
- L. Resident - Any adult person (or persons) other than a live-in aide:
 - 1. Who resides in the unit and who executed the lease with the Authority as a resident of the dwelling unit, or, if no such person resides in the unit;
 - 2. **Who** resides in the unit, and who is the remaining head of the household of the resident family residing in the dwelling unit.

- M. Working Days - Monday through Friday of each week, except for legal holidays recognized by the federal government and/or local city government.
- N. Summary - Notice to the complainant after the informal **settlement** which specifies the names of the participants, the date of the **meeting**, **the** nature of the proposed disposition of the complaint **and the specific reasons therefore**, and the procedures by which a formal **hearing** may be obtained if the resident is not satisfied.

INCORPORATION IN LEASE

This grievance procedure shall be incorporated by reference in all leases between the resident and the Authority **and shall be furnished to residents and resident organizations upon request.**

EXCEPTIONS

These procedures are applicable to all individual grievances, as defined in the Definitions section of this policy, between the resident and the Authority with the following exceptions:

- A. The **grievance** procedure **is** not applicable to disputes between residents not involving the Authority, or to class grievances. The procedure **is** not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the **Authority's** Board of Commissioners; and
- B. **Because** HUD has issued a due process determination that the law of the State of Pennsylvania **requires** that the resident be given the opportunity for a hearing in court, which provides the basic elements of due process (as defined in the Definition section of this policy) before eviction from a dwelling unit, this grievance procedure shall not be applicable to any termination of tenancy or eviction that involves:
 - 1. Any **criminal** activity, including alcohol abuse, that threatens or interferes with the health, safety **or right to peaceful enjoyment of the premises by other residents, Authority employees, or others in the immediate vicinity;**
or
 - 2. Any violent or drug-related criminal activity on or off Authority premises;
or
 - 3. **Any criminal activity that results in a felony conviction of a household**

member.

PROCESSING GRIEVANCES

The primary objective of this process is to settle grievances at the lowest level and as quickly as possible, to minimize impact on both the resident and Authority operations. Except as stated in Paragraphs A and B above, the Authority's procedures shall afford each resident an opportunity for a hearing on a grievance, in accordance with the requirements, standards, and criteria contained in these procedures, with such modifications as are required by State law. The process for handling grievances is outlined below.

I. Informal Settlement of a Grievance

- A. The grievance shall be presented in writing to the complainant's Property Management office, so that the grievance may be discussed and settled without a formal hearing, if possible. This notice must be received within seven (7) working days after the grievable event.
- B. Upon receipt, the grievance shall be reviewed to be certain that it is not an exception to the grievance procedure as defined above. If one of the exceptions apply, the complainant shall be notified in writing that the matter raised is not subject to the grievance procedure and the reason for the exception. If the exceptions do not apply, the Authority shall schedule a meeting within fifteen (15) working days after receipt of the grievance, to discuss the matter with the complainant and/or his/her representative.
- C. A Summary of the discussion shall be prepared within ten (10) working days after the meeting, and one copy shall be delivered to the complainant and one copy shall be retained in the complainant's file.
- D. The Summary shall specify the names of the participants, the date of the meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and the procedures by which a formal hearing may be obtained if the complainant is not satisfied.
- E. Meetings may be rescheduled, at the request of the complainant, a maximum of two (2) times before a final informal settlement opportunity is offered. If the complainant fails to appear for the final scheduled meeting, the Authority shall make the determination that the party has waived his/her right to a hearing.

II. Procedure to obtain a Formal Hearing

- A. Request for a Hearing

If the complainant is dissatisfied with the informal settlement, the complainant shall submit a written request for a formal hearing to the complainant's Property Management office within seven (7) working days after the receipt of the Summary.

1. The written request shall specify:
 - a. The reason(s) for the grievance, and;
 - b. The action or relief sought from the Authority.
- B. Selection of a Hearing Officer
 1. The hearing shall be conducted by an impartial person appointed by the Authority, other than a person who made or approved the Authority action under review or a subordinate of such person.
 2. The Authority shall consult the resident organizations before appointment of the Hearing Officer. Any comments or recommendations submitted by the resident organizations shall be considered before the appointment.
- C. Failure to Request a Hearing
 1. Failure to request a hearing within seven (7) working days after receiving the written Summary of the informal settlement renders the Authority's decision final.
 2. Failure to request a hearing shall not constitute a waiver by the complainant of his/her right to contest the Authority's decision in an appropriate judicial proceeding.
- D. Hearing Prerequisite
 1. All grievances shall be presented in writing pursuant to the informal procedure prescribed in the paragraph on Informal Settlement of Grievance, above, as a condition precedent to a hearing under this section.
 2. If the complainant shows good cause why he/she failed to proceed in accordance with the paragraph on informal settlement, above, the provisions of this subsection may be waived by the Hearing Officer.
- E. Escrow Deposit
 1. Before a hearing is scheduled for any grievance involving the amount of

rent which the Authority claims is due, the complainant shall pay an amount equal to the rent due and payable as of the first of the month preceding the month in which the act or failure to act took place.

2. The complainant shall, thereafter, deposit the same amount of rent in an escrow account monthly until the complaint is resolved by decision of the **Hearing** Officer. Amounts deposited into the escrow account shall not be considered as acceptance of money for rent during the period in which the grievance is pending.
3. **This requirement shall not be waived by the Authority for any reason other than:**
 - a. **The complainant is paying minimum rent and the grievance is based on a request for a hardship exemption; or**
 - b. **The complainant's welfare benefits have been reduced for welfare fraud or failure to comply with economic self-sufficiency requirements, and is grieving the effect of that reduction in the calculation of family income.**
4. Failure to make payment shall not constitute a waiver of the complainant's **right** to contest the Authority's disposition of the grievance in a judicial proceeding.

F. Scheduling **Hearings**

1. Upon compliance with the above requirements, a formal **hearing** shall be scheduled **within fifteen (15) working days** after the Authority's receipt of the **complainant's** request.
2. A written notification specifying the time, the place, and the procedures governing the **hearing** shall be delivered to the complainant and the appropriate official.

G. Procedures Governing the **Hearing**

1. Official

The review shall be held before a **Hearing** Officer.

2. Safeguards of Due Process

The complainant shall be afforded a fair **hearing** providing the basic

safeguards of due process, which include:

- a. The opportunity to examine documents before the **hearing**, and at the expense of the complainant, to copy all documents, records and regulations of the Authority that are **directly** relevant to the **hearing**. Any requested document not made available to the complainant may not be relied upon by the Authority at the **hearing**.
- b. The right to be represented by counsel or other person chosen as the complainant's representative **and to have such person make statements on the complainant's behalf**.
- c. The right to a private **hearing**, unless the **complainant** requests a public **hearing**.
- d. The right to present evidence and arguments in support of the complainant's grievance to dispute evidence relied upon by the Authority, and to confront and cross examine all witnesses **upon** whose testimony or information the Authority relies.
- e. A decision based solely and exclusively upon the facts presented at the **hearing**.

H. Previous Decision

The **Hearing** Officer may render a decision without proceeding with the **hearing** if he/she determines that the issue has been previously decided in another proceeding.

I. Failure to Appear

1. If the complainant or the Authority fails to appear at a scheduled **hearing**, the **Hearing** Officer may make a determination to postpone the **hearing** for a period not to exceed five (5) working days, or may make a determination that the party has waived his/her right to a hearing.
2. Both the complainant and the Authority shall be notified of the **Hearing** Officer's **determination**.
3. A determination that the complainant has waived his/her right to a **hearing** shall not constitute a waiver of any right **he/she** may have to contest the Authority's disposition of the grievance in an appropriate judicial proceeding.

J. Entitlement and Justification

1. At the **hearing**, the complainant must first make a showing of entitlement to the relief sought.
2. Thereafter, the Authority must sustain the burden of justifying the Authority's action or failure to act against which the complaint is directed.

K. Conduct of the **Hearing**

1. Oral or documentary evidence pertinent to the facts and issues raised by the complainant may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.
2. The **Hearing** Officer shall require the Authority, the complainant, counsel, and other participants or spectators to conduct themselves in an orderly fashion. Failure to comply with the directions of the **Hearing** Officer to obtain order may result in exclusion from the proceedings, a decision adverse to the interest of the disorderly party or denial of the relief sought, as appropriate.

L. Transcript

1. The complainant or the Authority may arrange, in advance and at the expense of the party making the arrangement, for a transcript of the **hearing**.
2. Any interested party may purchase a copy of such transcript.

M. Accommodation of Persons with Disabilities

The Authority will provide reasonable accommodations for persons with disabilities to participate in the **hearing**. Reasonable accommodations may include qualified sign language interpreters, readers, attendants, or accessible locations. If the complainant is visually impaired, any notice that is required by these procedures must be in an accessible format.

N. Decision, Reasons, Copies and Files

1. The **Hearing** Officer shall prepare a **written** decision, together with the reasons **for the decision, within ten (10) working days** after the **hearing**. A copy of the decision shall be delivered to the complainant .

2. The Authority shall retain a copy of the decision in the complainant's folder. A copy of such decision with all names and identifying references deleted shall also be maintained on file by the Authority and made available for inspection by a prospective complainant, his/her representative, or the **Hearing** Officer.
3. The decision of the **Hearing** Officer shall be binding on the Authority, which shall take all actions, or refrain from any actions, necessary to carry out the decision unless the Authority's Board of Commissioners determines within a **ten (10)** day period, and promptly notifies the complainant of its determination, that:
 - a. The decision of the **Hearing** Officer is contrary to applicable Federal, State or local law, **or** HUD regulations or requirements of the Annual Contributions Contract between HUD and the Authority.
 - b. The grievance does not concern Authority action or failure to act in accordance with or involving the **complainant's** lease or Authority regulations, which adversely affect the **complainant's** rights, duties, welfare or status.

O. Judicial Proceedings

A decision by the **Hearing** Officer or the **Authority's** Board of Commissioners in favor of the Authority, **or** which denies the relief **sought** by the complainant in whole or in part shall not constitute a waiver of, nor affect in any **way**, the complainant's **right** to a trial or judicial review in any judicial proceedings, which may be brought in the matter **later**.

P. Authority Notices

Notices under this grievance procedure shall be deemed delivered:

1. Upon personal service **to** the complainant or an adult member of the complainant's household;
2. On the third day after the mailing **of such notice**, postage prepaid, by first class mail.

Q. Concurrent Notice

If a resident has **submitted** a request for a grievance **hearing** in a case involving the Authority's notice of termination of tenancy, the complainant should be aware that the State law notice to vacate and the notice of termination of tenancy required under Federal law may run concurrently.

If the **Hearing** Officer upholds the Authority's action to terminate the tenancy, the Authority may commence an eviction action in court by the latter of:

1. The expiration of the date for termination of tenancy and vacation of premises stated in the delivered termination notice; or
2. The delivery of the **Hearing Officer's** decision to the complainant.

AMENDMENT RECAP

- add language that proposed revisions require a thirty (30) day comment period
- revise all reference or Review Officer to *Hearing Officer*, Informal Review to *Informal Meeting*, and Formal Review to *Formal Hearing*
- revise excluded terminations language as revised in Section U of the Dwelling Lease
- clarify that requests for meetings/hearings are to be submitted to the Property Manager
- revises language to state the escrow deposit requirements shall not be waived for any reason other than: *a) complainant is paying minimum rent and the grievance is based on a request for hardship exemption, or b) welfare benefits have been reduced for welfare fraud or failure to comply with economic self-sufficiency requirements, and the grievance is based on the effect of that reduction in the calculation of family income*

RESERVED
ATTACHMENT

pa039u01