

PHA Plan

Annual Plan for Fiscal Year 2024

FINAL

Comment Period: August 9, 2023 through September 22, 2023

Public Hearing: September 25, 2023

Board Approval: September 27 2023

Submit to HUD: October 12, 2023

Approved by HUD: - November 16, 2023



U.S. Department of Housing and Urban Development
Pittsburgh Field Office
William S. Moorhead Federal Building
1000 Liberty Avenue, Suite 1000
Pittsburgh, PA 15222

November 16, 2023

Mr. Marty Sutton
Executive Director
Armstrong County Housing Authority
350 S. Jefferson Street
Kittanning, PA 16201

SUBJECT: Armstrong County Housing Authority – PA039
Annual Public Housing Agency (PHA) Plan
FYB 01/01/2024 Submission

Dear Mr. Sutton:

This letter is to inform you that the Armstrong County Housing Authority's Annual PHA Plan submission for the PHA Fiscal Year beginning January 1, 2024, is approved. This approval of the Annual PHA Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the Armstrong County Housing Authority will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other applicable regulations. Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have any questions regarding your PHA Plan or the information in this letter, please contact me at (412) 644-6492 or althea.r.prescott@hud.gov.

Sincerely,

11/27/2023

X Reana Prescott

Reana Prescott
Portfolio Management Specialist
Signed by: ALTHEA PRESCOTT

Reana Prescott
Portfolio Management Specialist
Pittsburgh-Buffalo Office of Public Housing

IMPLEMENTATION OF AMENDMENTS TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

Through consultation with the Resident Advisory Board (RAB) of the Housing Authority of the County of Armstrong (HACA) the FY 2024 Annual Agency Plan was prepared for public comment and submission to the Department of Housing and Urban Development (HUD).

The Annual Agency Plan included amendments to HACA's Admissions and Continued Occupancy Policy (PH) and Administrative Plan (S8HCV) purposely to implement Sections 102 and 104 of the Housing Opportunities through Modernization Act of 2016 (HOTMA). Section 102 changes requirements related to income reviews and Section 104 sets maximum asset limits and establishes asset exclusions. Certain provisions of the Act also require an amendment to the Public Housing Dwelling Lease.

The HOTMA Final Rule was published in the Federal Register on February 14, 2023 requiring Housing Agencies to bring their policies into compliance with the provisions of the Act by January 1, 2024 and required those amendments to be included in Annual Agency Plans. Additionally, HOTMA requires changes to the HUD databases, forms, and other documents, as well as vendor software utilized by Housing Agencies to submit required data to HUD via tenant certifications.

The public comment period for HACA's FY2024 Annual Agency Plan expired on September 22, 2023, a public hearing was held on September 25, 2023, and the Plan approved for submission by the Board of Directors on September 27, 2023 with the Plan submission to HUD scheduled for October 12, 2023.

HUD issued guidance on September 29, 2023 via Notice PIH 2023-27. The purpose of the Notice is to provide clarification/interpretation of the sweeping program changes so that Housing Agencies can implement policies that are compliant with the Act. The Notice also delays full implementation and compliance, permitting Housing Agencies to set their own compliance dates between January 1, 2024 and January 1, 2025.

Now that HUD has issued guidance, HACA is advising participants of its housing programs and the general public that it is delaying the implementation of the HOTMA regulations until it has fully reviewed the guidance provided. HACA will not enforce any regulations related to Sections 102 and 104, and will further update its FY2024 Annual Agency Plan, Admissions and Continued Occupancy Policy, Administrative Plan, and Dwelling Lease once HACA has determined an effective date to implement the provisions of the HOTMA Final Rule. That implementation date will tentatively be October 1, 2024.

ANNUAL AGENCY PLAN TEMPLATE

2024

| | | |
|--|---|--|
| Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 03/31/2024 |
|--|---|--|

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

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

| A. | PHA Information. | | | | | | | | | | | | | | | | | | |
|--------------------|---|-----------------------------|---------------------------------|------------------------------|-----|--------------------|----------|-----------------------------|---------------------------------|------------------------------|--|----|-----|-----------|--|--|--|--|--|
| | <div> <div> <div>PHA Name: <i>Housing Authority of the County of Armstrong</i></div> <div>PHA Code: <i>PA039</i></div> </div> <div> <div>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</div> <div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <i>01/2024</i></div> </div> <div> <div>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</div> <div> <div>Number of Public Housing (PH) Units <i>525</i></div> <div>Number of Housing Choice Vouchers (HCVs) <i>276</i></div> </div> </div> <div> <div>Total Combined Units/Vouchers <i>801</i></div> <div> <div>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission</div> <div><input type="checkbox"/> Revised Annual Submission</div> </div> </div> <div> <p>Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Agency Plan/Supporting Documents are available for public review at the following Housing Authority Offices:</p> <ul style="list-style-type: none"> - <i>Armstrong Court, 100 North Grant Avenue, Kittanning, PA 16201</i> - <i>Garden Towers, 280 South McKean Street, Kittanning, PA 16201</i> - <i>Warren Manor, 120 North Railroad Avenue, Apollo, PA 15613</i> - <i>Friendship Apartments, 330 Main Street, Leechburg, PA 15656; and,</i> - <i>Administrative Office, 350 South Jefferson Street, Kittanning, PA 16201</i> <p>Members of the Resident Advisory Board are provided with copies of the Agency Plan, and the approved Agency Plan is posted on the Housing Authority’s website at www.hacarmstrong.org.</p> </div> <div> <div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</div> <table border="1"> <tr> <th data-bbox="167 1717 443 1791" rowspan="2">Participating PHAs</th> <th data-bbox="443 1717 573 1791" rowspan="2">PHA Code</th> <th data-bbox="573 1717 873 1791" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="873 1717 1146 1791" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1146 1717 1458 1755">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1146 1755 1289 1791">PH</th> <th data-bbox="1289 1755 1458 1791">HCV</th> </tr> <tr> <td data-bbox="167 1791 443 1887">Lead PHA:</td> <td data-bbox="443 1791 573 1887"></td> <td data-bbox="573 1791 873 1887"></td> <td data-bbox="873 1791 1146 1887"></td> <td data-bbox="1146 1791 1289 1887"></td> <td data-bbox="1289 1791 1458 1887"></td> </tr> </table> </div> </div> | | | | | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | Lead PHA: | | | | | |
| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | | |
| | | | | PH | HCV | | | | | | | | | | | | | | |
| Lead PHA: | | | | | | | | | | | | | | | | | | | |

| | |
|------------|---|
| B. | Plan Elements |
| B.1 | <p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions (<i>HOTMA</i>)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management (<i>HOTMA Policy/Lease amendments, Smoke-Free Housing Policy amendment</i>)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification (<i>HOTMA</i>)</p> <p>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:</p> <ol style="list-style-type: none"> 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. Changes or Additions with regard to demolition, disposition, development, capital fund finance program, homeownership program, RAD or Mixed Finance, or conversion activities. <p>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.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): <i>Attachment pa039B101</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. <i>Attachment pa039B101</i></p> |
| B.2 | <p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <i>Attachment pa039B201</i></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <i>Attachment pa039B201 – required Initial Assessment (2001)</i></p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> |

| | |
|---|--|
| B.3 | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><i>Attachment pa039B301</i></p> |
| B.4 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5-Year Action Plan in EPIC approved by HUD on April 3, 2023.</i></p> <p><i>Due to the decoupling of the Capital Fund submission from the Agency Plan (Capital Fund Final Rule effective November 25, 2013), the Annual Performance & Evaluation Statements, and the Five-Year Action Plan is provided as part of the Agency Plan for public review/comment purposes.</i></p> |
| B.5 | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| C. Other Document and/or Certification Requirements. | |
| C.1 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/> <i>Attachment pa039C301</i></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| C.2 | <p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.3 | <p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.4 | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> |
| C.5 | <p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> |

| | | | | | | | |
|--|---|---------------------------|--|---------------------------|--|---------------------------|--|
| D. | Affirmatively Furthering Fair Housing (AFFH). | | | | | | |
| D.1 | <p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="180 485 1453 934"> <tr> <td data-bbox="180 485 1453 527">Fair Housing Goal:</td></tr> <tr> <td data-bbox="180 527 1453 934"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr> </table> <table border="1" data-bbox="180 957 1453 1373"> <tr> <td data-bbox="180 957 1453 999">Fair Housing Goal:</td></tr> <tr> <td data-bbox="180 999 1453 1373"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr> </table> <table border="1" data-bbox="180 1396 1453 1852"> <tr> <td data-bbox="180 1396 1453 1438">Fair Housing Goal:</td></tr> <tr> <td data-bbox="180 1438 1453 1852"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td></tr> </table> | Fair Housing Goal: | <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> | Fair Housing Goal: | <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> | Fair Housing Goal: | <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> |
| Fair Housing Goal: | | | | | | | |
| <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> | | | | | | | |
| Fair Housing Goal: | | | | | | | |
| <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> | | | | | | | |
| Fair Housing Goal: | | | | | | | |
| <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> | | | | | | | |

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” (24 CFR §903.7)

☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

☒ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☒ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☒ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self-Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR §903.7(l)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☒ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☒ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission; **5)** the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: **(1)** There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; **(2)** The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; **(3)** The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; **(4)** The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and **(5)** The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may

incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21 and Notice PIH-2017-03. \(24 CFR §903.7\(e\)\)](#)

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan [\(24 CFR §903.7\(b\)\)](#).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. [\(24 CFR §903.7\(r\)\(1\)\)](#)

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section [\(24 CFR §903.7\(g\)\)](#). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 7.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

| Attachment Number | Attachment Description | Page # |
|---|---|--------|
| REVISION OF PLAN ELEMENTS – Cover Page | | |
| PA039B101 | Statement of Housing Needs / Strategy for Addressing | 1 |
| | Deconcentration Policy | 5 |
| | Deconcentration & Income Mixing Chart | 8 |
| | Financial Resources | 9 |
| | Rent Determination / Flat Rent Schedule | 10 |
| | Public Housing ACOP/Lease Amendment – HOTMA | 11 |
| | S8HCV Administrative Plan Amendment – HOTMA | 34 |
| NEW ACTIVITIES – Cover Page | | |
| PA039B201 | Voluntary Conversion of PH to Tenant-Based Voucher | 1 |
| | Demolition and/or Disposition | 2 |
| PROGRESS REPORT – Cover Page | | |
| PA039B301 | Plan Goals Progress Summary | 1 |
| | Homeownership Programs | 2 |
| | Safety & Crime Prevention (VAWA) | 3 |
| | Community Service & Self-Sufficiency Section 3 Statement | 3 |
| RESIDENT ADVISORY BOARD – Cover Page | | |
| PA039C301 | Resident Member on Board of Directors | 1 |
| | RAB Membership | 2 |
| | RAB Comments & Challenged Elements | |
| | | |
| Modernization Statements PA039D101 | FFY 2019 CFP P&E Statement | |
| | FFY 2020 CFP P&E Statement | |
| | FFY 2021 CFP P&E Statement | |
| | FFY 2022 CFP P&E Statement | |
| | FFY 2023 CFP P&E Statement | |
| | FFY 2024 CFP Annual Statement | |
| | FFY2024-2028 CFP 5-Year Plan | |

FY2024 ANNUAL AGENCY PLAN

SECTION B.1 - REVISION OF PLAN ELEMENTS

ATTACHMENT PA039B101

FY2024 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 | 253 | | 429 | |
| Extremely low income <=30% AMI | 187 | 74 | 333 | 77 |
| Very low income >30% but <=50% AMI | 47 | 19 | 89 | 21 |
| Low income >50% but <80% AMI | 19 | 7 | 7 | 2 |
| Families with Children | 62 | 23 | 143 | 33 |
| Elderly Families | 66 | 26 | 76 | 18 |
| Families with Disabilities | 98 | 39 | 122 | 28 |
| Near-Elderly/Singles | 27 | 11 | 88 | 21 |
| White/Non-Hispanic | 239 | 94 | 374 | 87 |
| African American/Non-Hispanic | 7 | 3 | 24 | 6 |
| Amer Indian/Alaska Native/Non-Hisp | 0 | 0 | 2 | <1 |
| Hawaiian/Pacific Islander/Non-Hisp | 2 | <1 | 1 | <1 |
| African American/Hispanic | 0 | 0 | 3 | <1 |
| White/Hispanic | 1 | <1 | 12 | 3 |
| Mixed | 2 | 1 | 10 | 2 |
| Not Specified | 2 | 1 | 3 | <1 |

| Characteristics by Bedroom Size | | |
|---------------------------------|-----|----|
| 0/1-Bedroom | 153 | 60 |
| 2-Bedroom | 70 | 28 |
| 3-Bedroom | 21 | 8 |
| 4-Bedroom | 9 | 4 |

Comments:

Waiting List - Open
Annual Turnover - 96

Waiting List - Open
Last Open - Nov 2021
Next Open - NA

FY2024 ANNUAL AGENCY PLAN STATEMENT OF HOUSING NEEDS

Housing Problems Output – All Household

Comprehensive Housing Affordability Strategy ("CHAS") 2015 – 2019 for Armstrong County, Pennsylvania

| Income Distribution Overview | Owner | Renter | Total |
|---|---|--|---------------|
| Household Income less-than or = 30% HAMFI | 1,725 | 1,520 | 3,245 |
| Household Income >30% to less-than or = 50% HAMFI | 2,245 | 1,710 | 3,955 |
| Household Income >50% to less-than or= 80% HAMFI | 3,845 | 1,430 | 5,275 |
| Household Income >80% to less-than or=100% HAMFI | 2,365 | 745 | 3,110 |
| Household Income >100% HAMFI | 11,190 | 1,365 | 12,555 |
| Total | 21,375 | 6,765 | 28,135 |
| | | | |
| Housing Problems Overview 1 | Owner | Renter | Total |
| Household has at least 1 of 4 Housing Problems | 3,885 | 2,410 | 6,295 |
| Household has none of 4 Housing Problems OR cost burden not available, no other problems | 17,485 | 4,355 | 21,840 |
| Total | 21,375 | 6,765 | 28,135 |
| | | | |
| Severe Housing Problems Overview 2 | Owner | Renter | Total |
| Household has at least 1 of 4 Severe Housing Problems | 1,760 | 1,315 | 3,075 |
| Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems | 19,610 | 5,450 | 25,060 |
| Total | 21,375 | 6,765 | 28,135 |
| | | | |
| Housing Cost Burden Overview 3 | Owner | Renter | Total |
| Cost Burden less-than or= 30% | 17,635 | 4,400 | 22,035 |
| Cost Burden >30% to less-than or= 50% | 2,190 | 1,245 | 3,435 |
| Cost Burden >50% | 1,435 | 1,040 | 2,475 |
| Cost Burden not available | 115 | 85 | 200 |
| Total | 21,375 | 6,765 | 28,135 |
| | | | |
| Income by Housing Problems (Owners and Renters) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems or Cost Burden NA, no other problems | Total |
| Household Income less-than or= 30% HAMFI | 2,420 | 825 | 3,245 |
| Household Income >30% to less-than or= 50% HAMFI | 1,925 | 2,030 | 3,955 |
| Household Income >50% to less-than or= 80% HAMFI | 1,135 | 4,140 | 5,275 |
| Household Income >80% to less-than or= 100% HAMFI | 335 | 2,770 | 3,110 |
| Household Income >100% HAMFI | 475 | 12,075 | 12,550 |
| Total | 6,295 | 21,840 | 28,135 |
| | | | |

| Income by Housing Problems (Renters Only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems, no Cost Burden, no other problems | Total |
|--|---|--|---------------|
| Household Income less-than or= 30% HAMFI | 1,085 | 435 | 1,520 |
| Household Income >30% to less-than or= 50% HAMFI | 945 | 765 | 1,710 |
| Household Income >50% to less-than or= 80% HAMFI | 255 | 1,170 | 1,430 |
| Household Income >80% to less-than or= 100% HAMFI | 80 | 660 | 745 |
| Household Income >100% HAMFI | 40 | 1,320 | 1,365 |
| Total | 2,410 | 4,355 | 6,765 |
| | | | |
| Income by Housing Problems (Owners Only) | Household has at least 1 of 4 Housing Problems | Household has none of 4 Housing Problems, no Cost Burden, no other problems | Total |
| Household Income less-than or= 30% HAMFI | 1,335 | 390 | 1,725 |
| Household Income >30% to less-than or= 50% HAMFI | 980 | 1,265 | 2,245 |
| Household Income >50% to less-than or= 80% HAMFI | 880 | 2,970 | 3,845 |
| Household Income >80% to less-than or= 100% HAMFI | 255 | 2,110 | 2,365 |
| Household Income >100% HAMFI | 435 | 10,755 | 11,190 |
| Total | 3,885 | 17,485 | 21,375 |
| | | | |
| Income by Cost Burden (Owners and Renters) | Cost Burden >30% | Cost Burden >50% | Total |
| Household Income less-than or= 30% HAMFI | 2,360 | 1,670 | 3,245 |
| Household Income >30% to less-than or= 50% HAMFI | 1,875 | 560 | 3,955 |
| Household Income >50% to less-than or= 80% HAMFI | 1,050 | 190 | 5,275 |
| Household Income >80% to less-than or= 100% HAMFI | 280 | 35 | 3,110 |
| Household Income >100% HAMFI | 335 | 15 | 12,555 |
| Total | 5,900 | 2,475 | 28,135 |
| | | | |
| Income by Cost Burden (Owners Renters Only) | Cost Burden >30% | Cost Burden >50% | Total |
| Household Income less-than or= 30% HAMFI | 1,050 | 755 | 1,520 |
| Household Income >30% to less-than or= 50% HAMFI | 935 | 240 | 1,710 |
| Household Income >50% to less-than or= 80% HAMFI | 230 | 25 | 1,430 |
| Household Income >80% to less-than or= 100% HAMFI | 60 | 20 | 745 |
| Household Income >100% HAMFI | 10 | 0 | 1,365 |
| Total | 2,285 | 1,040 | 6,765 |
| | | | |
| Income by Cost Burden (Owners Owners Only) | Cost Burden >30% | Cost Burden >50% | Total |
| Household Income less-than or= 30% HAMFI | 1,310 | 915 | 1,725 |
| Household Income >30% to less-than or= 50% HAMFI | 940 | 320 | 2,245 |
| Household Income >50% to less-than or= 80% HAMFI | 820 | 165 | 3,845 |
| Household Income >80% to less-than or= 100% HAMFI | 230 | 20 | 2,365 |
| Household Income >100% HAMFI | 325 | 15 | 11,190 |
| Total | 3,625 | 1,435 | 21,375 |

1) The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%; 2) The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%; 3) Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

FY2024 ANNUAL AGENCY PLAN
STRATEGY FOR ADDRESSING HOUSING NEEDS

Maximize the number of affordable units available: employ effective maintenance & management policies to minimize off-line public housing units with an occupancy rate goal of at least 98%; reduce turnover time for vacated public housing units with a goal of less than 20 days; maintain at least 99% lease-up rates for Section 8 Vouchers by establishing effective payment standards; fully utilize the Section 8 Voucher budget authority; and, undertake measures to ensure access to affordable housing among families assisted by the HA, regardless of unit size required.

Increase the number of affordable housing units: apply for additional Section 8 vouchers, if available.

Target available assistance to Extremely Low-Income families: meet, or exceed, the federal targeting requirements for families whose incomes do not exceed the higher of the federal poverty level or 30% of AMI in both the Public Housing and Section 8 Voucher Programs.

Target available assistance to families at or below 50% of AMI: employ admissions preferences for working families (Vouchers only); and, adopt rent policies to support and encourage work.

Target available assistance to the elderly: employ the Singles Rule in both the Public Housing and Section 8 Voucher Programs.

Target available assistance to families with disabilities: modify public housing units based on the Section 504 Transition Plan; apply for special-purpose vouchers, if available; market to agencies that assist families with disabilities; and employ the Singles Rule in both the Public Housing and Section 8 Voucher Programs.

Increase the awareness of HA resources among families of races and ethnicities: provide marketing information to local NAACP branches and other local social service agencies; accessAbilities, Inc.; advertise in publications available to persons in the tri-county area and periodic radio campaigns; and, list housing opportunities on websites such as Social Serve's pahousingsearch.com and the Housing Authority website at www.hacarmstrong.org.

Conduct activities to affirmatively further fair housing: counsel Section 8 participants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. Outreach as indicated above.

The strategies that the Housing Authority pursues will be influenced by funding and staffing constraints, housing needs, and consultation with residents, the Resident Advisory Board, and advocacy groups.

FY2024 ANNUAL AGENCY PLAN
DECONCENTRATION AND OTHER POLICIES
GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS

ARMSTRONG COUNTY HOUSING AUTHORITY
PUBLIC HOUSING DECONCENTRATION POLICY
November 7, 1999, Resolution #99-28

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.

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

PA039B101

Page 6

the unit, the Armstrong County Housing Authority will send the family a letter documenting the offer and the rejection.

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).

FY2024 ANNUAL AGENCY PLAN
ASSESSMENT OF DECONCENTRATION OF POVERTY
AND INCOME MIXING IN PUBLIC HOUSING

- 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)] |
|-------------------------|------------------------|--|--|
| Luxemburg Manor | 28 | NA | NA |
| 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. | |
| Allegheny Manor | 34 | 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. | |

**FY2024 ANNUAL AGENCY PLAN
FINANCIAL RESOURCES**

| Financial Resources: Planned Sources and Uses | | |
|---|--------------------|---|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2024 grants) | | |
| a) Public Housing Operating Fund | \$1,221,838 | Operations |
| b) Public Housing Capital Fund | \$1,465,393 | Modernization |
| c) Annual Contributions for Section 8 Tenant-Based Assistance | \$1,510,200 | Program Administration |
| d) Section 8 HCV - FSS | \$48,153 | Program Coordinator |
| e) Section 8 HCV - VASH | Included in (c) | Program Administration |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| FY2019 CFP (as of 6/30/2023) | \$4,538 | See Statement |
| FY2020 CFP (as of 6/30/2023) | \$82,372 | See Statement |
| FY2021CFP (as of 6/30/2023) | \$69,693 | See Statement |
| FY2022 CFP (as of 6/30/2023) | \$707,996 | See Statement |
| FY2023 CFP (as of 6/30/2023) | \$1,250,393 | See Statement |
| 3. Public Housing Dwelling Rental | | |
| Income | \$2,070,024 | Operations |
| 4. Other income (list below) | | |
| Investment Income | \$10,000 | Operations |
| Misc. tenant charges, Laundry, & Other Misc. Income | \$136,500 | Operations |
| 5. Non-federal sources (list below) | | |
| | | |
| Total resources | \$8,577,100 | Housing Program Operation and Administration |

FY2024 ANNUAL AGENCY PLAN
RENT DETERMINATION - FLAT RENT SCHEDULE

| Community | Bedroom Size | Flat Rent |
|--|---------------------|------------------|
| Armstrong Court Kittanning, PA | Efficiency Units | \$480 |
| | 1 Bedroom Units | \$550 |
| | 2 Bedroom Units | \$718 |
| Allegheny Manor Kittanning, PA | 2 Bedroom Units | \$641 |
| | 3 Bedroom Units | \$792 |
| | 4 Bedroom Units | \$981 |
| Parkview Apartments Ford City, PA | Efficiency Units | \$480 |
| | 1 Bedroom Units | \$550 |
| Luxemburg Manor North Apollo, PA | 1 Bedroom Units | \$481 |
| | 2 Bedroom Units | \$641 |
| | 3 Bedroom Units | \$792 |
| | 4 Bedroom Units | \$981 |
| Lee Haven Towers Leechburg, PA | Efficiency Units | \$552 |
| | 1 Bedroom Units | \$600 |
| Warren Manor Apollo, PA | Efficiency Units | \$592 |
| | 1 Bedroom Units | \$640 |
| Garden Towers Kittanning, PA | Efficiency Units | \$480 |
| | 1 Bedroom Units | \$550 |
| | 2 Bedroom Units | \$718 |
| South McKean Way Kittanning, PA | 1 Bedroom WU Units | \$550 |
| | 2 Bedroom Units | \$718 |
| Friendship Apartments Leechburg, PA | Efficiency Units | \$552 |
| | 1 Bedroom Units | \$600 |
| Freeport Towers Freeport, PA | 1 Bedroom Units | \$576 |

Schedule is based on the 2023 Fair Market Rents and Small Area Fair Markets, and 2023 Utility Allowances. Applicable to new admissions and annual certifications effective on or after January 1, 2024.

**FY2024 ANNUAL AGENCY PLAN
PUBLIC HOUSING ADMISSIONS AND
CONTINUED OCCUPANCY POLICY (ACOP) and
RESIDENTIAL DWELLING LEASE AMENDMENT**

Pursuant to the *Housing Opportunity Through Modernization Act of 2016 (HOTMA)*: *Implementation of Sections 102, 103 and 104*, Final Rule amending HUD's regulations at 24 CFR effective March 16, 2023 (HOTMA Section 103) and January 1, 2024 (HOTMA Sections 102 and 104); and, implementation guidance for these provisions outlined in Notice PIH 2019-11 and 2023-03, the Housing Authority of the County of Armstrong amended its Public Housing Admissions and Continued Occupancy Policy (ACOP) and Residential Dwelling Lease as follows:

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

Section 5.0 – Right to Privacy

Retitled as: *Right to Privacy, Communication, and Amendments*

Section 5.1 – Introduction

Retitled as: *Right to Privacy*

Section 5.2 – Communication

New: *For the convenience of both the Housing Authority and applicant and resident families, the Housing Authority may exercise the option to conduct interviews in-person, by video conference, telephonic, or other methods due environmental hazards, public health and safety situations or declarations, weather conditions, or other situations as dictated.*

Section 5.3 – Policy and Lease Amendments

New: *The Housing Authority will provide residents with at least a 30-day review and comment period prior to adopting any proposed policy and lease amendments. An amendment to the lease will require all adult residents to sign the adopted amendment by attending a special meeting scheduled by the property manager.*

Section 8.0, Paragraph 8.1 – Introduction

Modified to read: Applicants must meet all eligibility requirements in order to receive housing assistance. *At a minimum, the applicant must be a family (as defined in 24 CFR 5.403); be income eligible; meet the net asset and property ownership restriction requirements; meet citizenship/eligible immigrant criteria, provide documentation of valid Social Security numbers; and sign consent authorization documents. In addition to the eligibility criteria, families must also meet the Housing Authority's screening criteria.*

Section 8.0, Paragraph 8.2(A)(2) – Eligibility Criteria - Family Status

Add: A single person, who may be: (ii) *An otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster*

care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C 675(5)(H)) and is homeless or is at risk of becoming homeless at age 16 or older.

Section 8.0, Paragraph 8.2(B)(2) – Eligibility Criteria – Income Eligibility

Modified to read: *The income limits above apply only at admission; however, the family income of applicants who become residents must not exceed the over-income limit, based on family size, for continued occupancy as described in Section 24.0.*

Section 8.0, Paragraph 8.2(E) – Eligibility Criteria – Signing Consent Forms

Modified to read:

1. In order to be eligible, each member of the family who is at least 18 years of age, and each family head and spouse regardless of age, shall sign one or more consent forms. *Once all applicants and participants have signed and submitted a consent form on or after January 1, 2024, family members do not need to sign and submit subsequent consent forms at the next interim or regularly scheduled income examination, unless:*
 - a. A person 18 years or older becomes a member of the family, that person must sign and submit a consent form, or*
 - b. A family member turns 18 years of age, that person must sign and submit a consent form, or*
 - c. As required by HUD or the Housing Authority in administrative instructions.*
2. The consent forms must contain, at a minimum, the following:
 - a. A provision authorizing HUD or the Housing Authority to obtain from State Wage Information Collection Agencies (SWICAs) any information or materials necessary to complete or verify the application for participation or for eligibility for continued occupancy; and,
 - b. A provision authorizing HUD or the Housing Authority to verify with previous or current employers income information pertinent to the family's eligibility for or level of assistance; and,
 - c. A provision authorizing HUD to request income information from the IRS and the SSA for the sole purpose of verifying income information pertinent to the family's eligibility or level of benefits; and,
 - d. A provision authorizing the Housing Authority to obtain any financial record from any financial institution, as the terms financial record and financial institution are defined in the Right to Financial Privacy Act (12 U.S.C. 3401), whenever the Housing Authority determines the record is needed to determine an applicant's or participant's*

eligibility for assistance or level of benefits; and,

e. A statement that the authorization to release the information requested by the consent forms will remain effective until the earliest of:

(i) The rendering of a final adverse decision for an assistance applicant;

(ii) The cessation of a participant's eligibility for assistance from HUD and the Housing Authority; or,

(iii) The express revocation by the assistance applicant or recipient (or applicable family member) of the authorization, in a written notification to HUD.

f. Refusal to sign, or revocation of, consent forms by an applicant or participant, or any member of the applicant's or participant's family will result in denial or termination of assistance or admission.

Section 8.0, Paragraph 8.4(B) – Grounds For Denial

Modified to read: The Housing Authority is not required or obligated to assist applicants or members of the applicant's household who do not supply information or documentation required by the application process, *including refusal to provide, or revocation of, consent to access financial records.*

Section 8.0, Paragraph 8.4(Q) – Grounds For Denial

Add assistance must be denied if:

1. A family's net assets exceed \$100,000 (adjusted annually as noted in Appendix 10); or,

2. A family has a current ownership interest in, a legal right to reside in, and the effective legal authority to sell (based on the State or local laws of the jurisdiction where the property is located) real property that is suitable for occupancy by the family, except this real property restriction does not apply to:

a. Any property for which the family is receiving assistance under 24 CFR 982.260 (manufactured home) or under the Section 8 Homeownership Program;

b. Any property that is jointly owned by a member of the family and at least one non-household member who does not live with the family, if the non-household member resides at the jointly owned property;

c. Any person who is a victim of domestic violence, dating violence, sexual assault, or stalking; or,

d. Any family that is offering such property for sale.

3. A property will be considered suitable for occupancy unless the family demonstrates that it:

a. Does not meet the disability-related needs for all members of the family (e.g. physical requirements, need for additional bedrooms, proximity to accessible transportation, etc.);

b. It is not sufficient for the size of the family;

c. It is a hardship geographically for the family (e.g. distance or commuting time to work or school, etc.);

d. Is not safe because the physical condition of the property poses a risk to the family's health and safety;

e. Is not a property that the family may reside in under the State or local laws of the jurisdiction where the property is located.

4. Acceptable documentation under this paragraph Q shall be the family's certification.

Section 8.0, Paragraph 8.5 – Violence Against Women Act

Modified to read: This section shall implement provisions of the *Violence Against Women Act Reauthorization Act of 2022 (VAWA 2022)* regarding domestic violence, dating violence, sexual assault and stalking as defined by *Public Law 117-103*.

Section 11.0, Paragraph 11.1 – Calculation of Income

Modified to read:

A. For initial occupancy and interim recertifications, the family's annual income will be estimated for the upcoming 12-month period.

B. For annual recertifications, the family's annual income will be based on the 12-month period preceding the calculation of income, except where the Housing Authority uses the streamlined income determination as described in Section 12.9. In determining family income for the previous 12-month period, if the Housing Authority determines that the family's income during this period does not accurately reflect the family's current income, the income must be adjusted (5.609(c)(2)(ii) and (iii)).

Section 11.0, Paragraph 11.2 - Income

Modified to read: Annual income includes:

A. All amounts not specifically excluded, received from all sources by each member of the family who is 18 years of age or older or is the head of household or spouse of the head of household, plus unearned income by or on behalf of each dependent who is under 18 years of age; and,

B. When the value of net family assets exceeds \$50,000 (adjusted annually as noted in Appendix

10) and the actual returns from a given asset cannot be calculated, imputed returns on the asset based on the current passbook savings rate as determined by HUD.

Section 11.0, Paragraph 11.3 – Income Exclusions

List of federally mandated income exclusions updated as published in 24 CFR on May 20, 2014.

Section 11.0, Paragraph 11.3(M) – Income Exclusions

Added: *In accordance with the HOTMA Final Rule published February 14, 2023, families participating in the Earned Income Disregard (EID) program as of December 31, 2023 will continue to be eligible for the full 24-month benefit. As of January 1, 2024, the program has been eliminated and no new families will be eligible for the disallowance.*

Section 11.0, Paragraph 11.4 – Deductions From Annual Income

Modified to read: The following deductions will be made from annual income:

- A. \$480 for each dependent (*adjusted annually as noted in Appendix 10*);
- B. \$525 (*adjusted annually as noted in Appendix 10*) for any elderly family or disabled family;
- C. The sum of the following, to the extent the sum exceeds 10% of annual income:
 - 1. Unreimbursed *health and* medical expenses of any elderly *family* or disabled family; and,
 - 2. Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with *a disability*, to the extent necessary to enable any member of the family (including the member who is a person with *a disability*) to be employed, but this allowance may not exceed the *combined* earned income received by family members who are eighteen (18) years of age or older who are able to work because of such attendant care or auxiliary apparatus; and
- D. *Any child* care expenses that are *reasonable and* necessary to enable a member of the family to be employed or to further his/her education.

Section 11.0, Paragraph 11.5 – Hardship Exemption For Unreimbursed Health And Medical Care Expenses, Reasonable Attendant Care And Auxiliary Apparatus Expenses And Exemption To Continue Child Care Expense Deduction

Added: *Two categories of health and medical care hardship exemptions will be provided for families affected by the new 10% threshold as follows:*

- A. *Families eligible for and taking the unreimbursed health and medical care expenses (elderly and disabled families) and reasonable attendant care and auxiliary apparatus expenses deductions (families that include a person with disabilities) in effective prior to January 1, 2024, the exemption will be phased-in:*

1. For the first 12-month period, the family will receive a deduction of their eligible expenses in excess of 5% of family annual income.
2. For the second 12-month period, the family will receive a deduction of their eligible expenses in excess of 7.5% of family annual income.
3. Beginning with the third 12-month period, the family will receive a deduction of their eligible expenses in excess of 10% of family annual income, unless the family qualifies for a new exemption under Section B below.

B. Families that demonstrate that the family's health and medical care expenses or reasonable attendant care and auxiliary apparatus expenses increased, or the family's financial hardship is a result of a change in circumstances that would not otherwise trigger an interim recertification (as defined by the Housing Authority), will receive a deduction of their eligible expenses in excess of 5% of family annual income for up to 90 days.

C. A family whose eligibility for a child care expense deduction is ending may request a financial hardship exemption to continue receiving the deduction. To be eligible a family must:

1. *Demonstrate to the Housing Authority's satisfaction that the family is unable to pay rent because of the loss of the child care expense deduction; and,*
2. *That the child care expense is still necessary even though the family member is no longer employed or furthering his or her education.*

The exemption will be effective for up to 90 days.

D. (PHA must define what constitutes a hardship under this section, including determining a family's inability to pay rent)

E. Family's will be notified in writing of the change in determination of adjusted income and the family's rent resulting from a hardship exemption. The notice will include when the relief begins and expires.

Section 12.0, Paragraph 12.10 – Streamlined Determination Of Assets For Recertification Of Income

Modified to read: Effective January 1, 2024, for the purposes of interim *and* annual recertifications of income, a family's declaration that it has *a combined value of* net assets equal to or less than \$50,000 (*annually adjusted as noted in Appendix 10*) shall be acceptable verification, except that the Housing Authority must obtain third-party verifications of assets at least every 3 years. For each asset, the family's declaration must state:

1. The institution holding the asset (bank, broker, insurance company, etc.);
2. The type of asset (checking, savings, CD, bonds, insurance, property, etc.);

3. The cash value of the asset; and,
4. The expected income to be earned from each asset.

All family members 18 years of age and older are required to sign the family's declaration of total assets. Third-party verification of family assets shall be obtained at admission to the Public Housing program and whenever a family member is added to the household.

Section 14.0, Paragraph 14.9 – Over-Income Families

Modified to read: The Housing Opportunity Through Modernization Act (HOTMA) of 2016, *Final Rule effective March 16, 2023*, requires that after a family's income has exceeded the over-income limit for 24 consecutive months (grace period), a PHA must either terminate the family's tenancy or charge the family an alternative rent. The Housing Authority has adopted a policy that it will terminate the tenancy of over-income families.

Section 14.0, Paragraph 14.10 – Determination Of The Over-Income Limit

Added: The over-income limit is determined by multiplying the applicable Very-Low Income limit, based on family size (including foster adults, foster children and unborn children), by a factor of 2.4 (Appendix 10). Upon publication of the annual income limits by HUD, the Housing Authority will calculate new over-income limits that will be effective no later than 60 days after the new income limits are published. The over-income limit applies to all public housing families, including families receiving an earned income disregard.

Section 14.0, Paragraph 14.11 – When Family Income Exceeds The Over-Income Limit

Added: When it is determined that a family's annual income (not adjusted) exceeds the over-income limit, either at annual or interim recertification, the Housing Authority shall:

A. Provide written notice to the family of the over-income determination, no later than 30 days after the income recertification, that the family has exceeded the over-income limit and continuing to exceed the over-income limit for a total of 24 consecutive months (grace period) will result in termination of tenancy. During the grace period, the family will continue to be a public housing resident and will pay either the income-based rent or flat rent chosen at the most recent recertification. Mixed families will continue to pay the prorated rent.

B. Conduct an income examination 12 months after the initial over-income determination unless the family's income fell below the over-income limit since the initial determination. If it is determined that the family has exceeded the over-income limit for 12 consecutive months the Housing Authority shall provide written notice of the over-income determination to the family, no later than 30 days after the income examination that led to the over-income determination, that the family has exceeded the over-income limit for 12 consecutive months and continuing to exceed the over-income limit for a total of 24 consecutive months (grace period) will result in termination of tenancy.

C. Conduct an income examination 24 months after the initial over-income determination unless the family's income fell below the over-income limit since the 12-month determination. If it is

determined that the family has exceeded the over-income limit for 24 consecutive months the Housing Authority shall provide written notice of the over-income determination to the family, no later than 30 days after the income examination that led to the over-income determination, that the family has exceeded the over-income limit for 24 consecutive months, and that:

- 1. At the end of the 24-month grace period the lease shall convert to a month-to-month lease. The family will continue to be a public housing resident until their tenancy has been terminated.*
- 2. The family's tenancy will be terminated no later than 2 months after the notice provided in Section 24.2(C) above and in accordance with State and local laws.*
- 3. The family will continue to pay the chosen income-based rent, flat rent, or prorated rent for mixed families during the period before termination.*
- 4. In the period after the grace period ends but before the termination of tenancy the Housing Authority must conduct reexaminations of family income as otherwise required under 24 CFR 960.257. However, the resulting income determinations will not make the family eligible to remain in their public housing unit beyond the 2-month period described above.*

D. The family may dispute, in accordance with the Housing Authority's Grievance Procedure, the determination that they have exceeded the over-income limit.

E. If, at any time during the consecutive 24-month period following the initial over-income determination, the family's income falls below the over-income limit, the family is entitled to a new 24 consecutive month period of being over-income and new notices as provided for under this Section 14.11 if it is later determined that the family's income again exceeds the over-income limit.

Section 14.0, Paragraph 14.12 – Reporting

Added: *The Housing Authority shall submit to HUD annually the number of families residing in public housing with incomes exceeding the over-income limit and the number of families on the waiting list for admission to public housing communities as of December 31st of each year. Reports will be due by March 31st of each year.*

Section 15.0 – Recertifications

Modified to read: *At least annually, the Housing Authority will conduct a recertification of family income and circumstances. The results of the recertification determine: (1) the rent the family will pay, (2) whether the family is housed in the correct unit size, and (3) whether the family is eligible for continued occupancy in accordance with Section 14 of this policy.*

Section 15.0, Paragraph 15.6 – Interim Recertifications

Modified to read: *Families are not required to, but may at any time, request an interim recertification based on a decrease in income or assets; an increase in allowable expenses, such*

as childcare or additional medical expenses; or other changes in family circumstances. To determine the family's income for an interim recertification, the Housing Authority must estimate the income for the upcoming 12-month period. Interim recertifications will only be processed if the family reports the change and the family's estimated adjusted income will decrease by 10% (or lower amount established by HUD) or more. Interim recertifications will generally be completed within 30 days of the family's request.

The Housing Authority has opted to not conduct interim recertifications for increases in earned income between annual recertifications. If, during the annual recertification period, the family's income decreases from the prior year, the family may be due an adjustment (§ 5.609(c)(2). However, the Housing Authority is required to conduct interim recertifications for increases in unearned income when the family's estimated adjusted income will increase by 10% (or lower amount established by HUD) or more.

The Housing Authority will not process interim recertifications due to income increases in the 3 months prior to the effective date of the family's annual recertification; however, income decreases will still be processed.

For zero-income families, if an increase in a family's estimated adjusted income will increase by 10% (or lower amount established by HUD) or more, the Housing Authority must conduct an interim recertification. If the increase is entirely from unearned income, the Housing Authority must conduct an interim recertification, except in the 3 months prior to the effective date of the family's annual recertification. Zero-families will have their income reexamined every 90 days.

For over-income families in the period before their termination of tenancy, recertifications must be conducted as otherwise required; however, the resulting income determination will not make the family eligible to remain as a public housing resident beyond the termination period.

Section 15.0, Paragraph 15.7 – Effective Date Of Rent Changes Due to Interim Recertifications

Added: Changes resulting in a rent decrease, and not reported in accordance with Section 15.6 above, will be effective no later than the first of the month following completion of an interim recertification. Families will not experience any adverse impact for failure to pay rent when there is a pending interim adjustment if the family has reported the income change in accordance with Section 15.6.

Section 15.0, Paragraph 15.8 – Income Determination Errors

Added: When mistakes are made by the Housing Authority resulting in rent being erroneously decrease, the error must be corrected but the family will not be responsible for any repayment of rent. If the family was overcharged due to a rent calculation error, the Housing will credit the family's account accordingly. If the family provided inaccurate information resulting in an incorrect rent calculation, the family must repay the Housing Authority if full or enter into a repayment agreement in accordance with Section 19.0.

Section 20.0, Paragraph 20.2 – Termination By The Housing Authority

Modified to read:

L. Non-compliance with the Smoke-Free Housing Policy *as amended* effective January 1, 2024;

Q. Other good cause.

Added:

M. Any adult family member's conviction of violent or drug-related criminal activity since the family's admission or last recertification;

N. Exceeding the over-income limitation in accordance with Section 14.11 (implementation effective June 14, 2023) with termination commencing within 2 months after the family's over-income status has been determined;

O. No longer meeting the restrictions on net assets and property ownership (implementation effective January 1, 2024);

P. Failure to provide, or revocation of, consent to access financial records (implementation effective January 1, 2024);

Section 21.0, Paragraph 21.2(B) – Consent For Release Of Information – EIV - Tenants

Modified to read: Before accessing the income reports in EIV for an individual, form HUD-9886 *Authorization for the Release of Information/Privacy Act Notice* must be on file. The forms must be signed and dated by:

1. Each adult member of a household, *at admission only*, regardless of whether or not *they have* income; *and*,
2. Within ten (10) business days of a family member's eighteenth birthday.

The form HUD-9886 *will remain effective until the earliest of: (i) The cessation of a participant's eligibility for assistance from HUD and the Housing Authority; or, (ii) The express revocation by the assistance applicant or recipient (or applicable family member) of the authorization, in a written notification to HUD.*

Removed: Each adult member of a household must sign and date at move-in, initial and annual recertification.

Section 21.0, Paragraph 21.3(A) – Reports – Income Reports

Removed: *The requirement for EIV Income Reports to be obtained at the time of interim recertifications.*

Section 22.0 – Smoke-Free Housing Policy

Revised the definition of Smoking and Prohibited Products to read: *"Smoking" means inhaling, exhaling, burning, or carrying of any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation, including hookahs and marijuana, whether natural or synthetic, in any manner or any form. "Smoking" also includes the*

use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Added: *A resident who violates this Policy shall also be liable to the Housing Authority for the cost to repair the unit due to damage from smoke odors or residue.*

Removed: *The progressive action steps when smoking is reported or observed ("One-Strike" policy).*

Clarified that: *The Housing Authority is not required to take steps in response to smoking in violation of this Policy unless the Housing Authority either has actual knowledge of the violation and the identity of the responsible person or has been given written notice of the violation.*

Removed: Section 24.0 – Temporary COVID-19 Statutory and Regulatory Waivers

New Section 24.0 – Annual Inflationary Adjustments

Added: *In accordance with the Housing Opportunity Through Modernization Act (HOTMA) of 2016, Implementation of Section 102, 103, and 104 Final Rule published in the Federal Register on February 14, 2023 and effective January 1, 2024, HUD will apply annual inflationary adjustments to certain regulatory provisions. All regulatory provision adjustments shall be implemented without formal amendment of this Admissions and Continued Occupancy Policy and shall be documented in Appendix 11.*

24.1 REGULATORY PROVISIONS SUBJECT TO ADJUSTMENT

Adjustments will be based on the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) and shall be effective January 1st of each year. The adjustments will be applied to the following provisions:

A. The value cap on net family assets for imputing returns (5.609(a)(2) and (b)(1)) as described in Section 11.2(B).

B. The mandatory deduction for elderly and disabled families (5.611(a)(2)) as described in Section 11.4(B).

C. The restriction on net family assets (5.618(a)(1)(i)) as described in Sections 8.4(Q) and 20.2(O)

D. The amount of net assets the Housing Authority may determine based on self-certification by a family (5.618(b)(1), 5.659(e), 960.259(c)(2) as described in Section 12.10.

E. The mandatory deduction for a dependent (5.611(a)(1), which is also used to calculate the income exclusion for earned income of dependent students (5.609(b)(14) and adoption Assistance payments (5.609(b)(15) as described in Section 11.4(A).

Glossary

Modified definition: *Adjusted Income; Family; Net Family Assets; Over-Income Family; Total Tenant Payment.*

Added definition: *Alternative Non-Public Housing Rent; Covered Person; De Minimis Errors; Earned Income; Exempt Individual; Foster Adult; Foster Child; Health and Medical Care Expenses; Independent Contractor; Non-Public Housing Over-Income Family; Over-Income Limit; Real Property; Seasonal Worker; Unearned Income.*

Removed definition: *Medical Expenses*

Appendix 10 – Over-Income Limits And Annual Inflationary Adjustments

Added appendix to track over-income limits and annual inflationary adjustments.

Grievance Procedure as follows:

Updated: Governing law citations.

Removed definitions: CFR, Authority, HUD, Notice, The “Regulations”, Resident Organization, and Working Days.

Amended the definition of Hearing Officer: *An impartial person or persons, other than the person who made or approved the decision under review, or a subordinate of that person selected to hear grievances and render decisions with respect thereto.*

Amended Section “Exceptions and Expedited Grievances” by Removing reference to expedited grievances as follows:

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.*

Amended Formal Hearing Request Procedure to provide that: A written request for a formal hearing must be submitted to the Property Management office with 7 working days after the date of the written Summary of Discussion.

Removed: The requirement to consult with the resident organization before appointing a hearing officer.

Amended Failure To Request a Hearing Procedure to provide that: Failure to request a hearing within 7 working days after *the date of* the written Summary of the Informal Settlement renders the Authority's decision final.

Removed: Section E - Escrow Deposit

Removed: Section L – Transcript

Amended “Decision, Reasons, Copies and Files”: Remove the requirement for the Hearing Officer to maintain a copy of the decision and make the same available for inspection by a prospective complainant or his/her representative and **Adds in its place that:** *a log of decisions will be maintained and made available. The log shall include: date of hearing decision, general reason for the hearing, and whether the decision was in favor of the complainant or the Authority.* **Clarifies that:** the decision of the Hearing Officer shall be binding unless the Board of Directors determines otherwise.

RESIDENTIAL DWELLING LEASE

A. **Term – added:** *For over-income families at the end of their twenty (24) month grace period, the family's Lease shall convert to a month-to-month Lease.*

B. **Rent - revise the 3rd paragraph to read:** Resident agrees to report all changes in family size or family composition, and any *increase in unearned income that is a result of a change* in the type and/or source of gross family income, to PHA's Manager within ten (10) days of such change. Income of all family members must be reported. Failure to report changes may result in retroactive rent charges. *Incremental increases in income* due to employment of a family member shall be phased-in over a *consecutive twenty-four (24) month period*, if the increase in income results from: earnings of a previously unemployed family member who has been unemployed for at least one (1) year; earnings of a family member during participation in a self-sufficiency or job training program; or, earnings of a family member who has received welfare in the previous six (6) months. *All incremental earnings shall be disregarded during the consecutive twelve (12) month period following the date of hire. Upon expiration of the initial consecutive twelve (12) month period, the family's rent will increase by fifty (50) percent for the subsequent twelve (12) period. (incorporated addendum)*

Added: The disregard of incremental increases in income is limited to a lifetime consecutive twenty-four (24) month period. *In accordance with the HOTMA Final Rule published February 14, 2023, families participating in the Earned Income Disregard (EID) program (described above) as of December 31, 2023 will continue to be eligible for the full*

twenty-four (24) month benefit until. As of January 1, 2024, the EID program has been eliminated and no new families will be eligible for the disallowance.

H. Review and Redetermination of Rent, Dwelling Size, and Eligibility – 1st paragraph revised to

Read: Continued occupancy and renewal of this agreement is dependent upon the family meeting the community service requirements *and the family annual income not exceeding the over-income threshold* as defined in Section L.

Last paragraph revised to read: This information will be used to determine the amount of rent and whether the dwelling size of premises is appropriate for Resident's needs. These determinations shall be made in accordance with PHA's Admission and Occupancy Policy. This agreement may not be revised to permit a change in family composition to allow any adult who has moved out or been removed to move back into premises. *Additionally, new household members, other than the birth, adoption, or custody of a child, shall not be considered for addition to the Lease within the first six (6) months after the Resident's admission. (incorporated addendum)*

K. Resident Obligations – added paragraph: *(26) not engage in, and ensure that Resident, family members, guests, other persons on the premises with Resident's consent and other persons under Resident's control do not engage in any smoking of prohibited tobacco products in any restricted areas as defined in the PHA's Smoke-Free Housing Policy. (incorporated addendum)*

L. Community Service and Over-Income Families - amended section title

Revised 1st paragraph to read: Community Service. Resident and all *non-exempt* adult members of Resident's family shall be required to contribute eight (8) hours per month of community service or participate in an economic self-sufficiency program for eight (8) hours per month. *The required activity may be completed monthly or aggregated across a year, as long as ninety-six (96) hours is completed by each annual recertification.* Exemptions to this requirement shall be: elderly residents; blind or disabled residents, as defined under law, who are unable to comply with the community service requirement, or a *primary* caretaker of such an individual; residents *engaged in work activities*, or residents who are exempted from work by the State; or, residents who are receiving *welfare assistance, benefits, or services, including the Supplemental Nutrition Assistance Program (SNAP)* and are in compliance with State or welfare requirements. Community service activities may include, but are not limited to: improving the physical environment of the Resident's community; volunteer work in a local school, hospital, child care center, or other community service organization; working with youth organizations; and self-sufficiency activities such as, apprenticeships and job readiness training. Political activities are specifically prohibited as community service. *(incorporated addendum)*

Added Over-Income Families requirements: Over-Income Families. *In accordance with the HOTMA 2016 Final Rule effective March 16, 2023 families that exceed the over-income limit for twenty-four (24) consecutive months (grace period) shall no longer be*

eligible for continued assistance and their tenancy shall be terminated. During the grace period, the family will continue to pay the rent chosen at their most recent recertification (income-based or flat rent).

When it is determined that the family's gross annual income exceeds the established over-income limit, at either an annual or interim recertification, the PHA shall:

(1) Provide written notice no later than thirty (30) days after the recertification that the family has exceeded the over-income limit and continuing to exceed the over-income limit during the grace period shall result in termination of tenancy.

(2) Conduct an income examination twelve (12) months after the initial over-income determination (unless the family's income fell below the over-income limit). If the family exceeded the over-income limit for the twelve (12) consecutive months, the PHA shall provide written notice no later than thirty (30) days after the income examination that the family has exceeded the over-income limit for twelve (12) consecutive months and continuing to exceed the over-income limit during the grace period shall result in termination of tenancy.

(3) Conduct an income examination twenty-four (24) months after the initial over-income determination (unless the family's income fell below the over-income limit). If the family exceeded the over-income limit for the twenty-four (24) consecutive months, the PHA shall provide written notice no later than thirty (30) days after the income examination that the family has exceeded the over-income limit for twenty-four (24) consecutive months, and that

(i) At the end of the twenty (24) month grace period, the family's Lease shall convert to a month-to-month Lease.

(ii) The PHA will initiate termination of the family's tenancy within two (2) months after written notice to the family described above. In the period after the grace period ends but before termination of tenancy, the PHA shall conduct recertifications as otherwise required; however, the resulting income determinations shall not make the family eligible to remain in their unit beyond the two (2) month termination period.

(4) If, at any time during the consecutive twenty-four (24) period following the initial over-income determination, the family's income falls below the over-income limit, the family shall be entitled to a new twenty-four (24) consecutive month period of being over-income and new notices as described under this Section L if it is later determined that the family's income again exceeds the over-income limit.

Q. Violence Against Women Act – revised to incorporate VAWA 2013 Addendum and the Violence Against Women Act Reauthorization Act of 2022.

The Violence Against Women Act Reauthorization Act of 2022 (herein called "VAWA")

affords certain protections to persons who are victims of domestic violence, dating violence, *sexual assault*, and stalking as defined in the PHA's Admissions and Continued Occupancy Policy. This section applies to current or future Residents as provided in HUD regulations at 24 CFR part 5, subpart L.

A. Termination of Tenancy

1. An incident or incidents of actual or threatened domestic violence, dating violence, *sexual assault*, or stalking shall not constitute a serious or repeated violation of the Lease by the victim of such violence; and,
2. Criminal activity directly related to domestic violence, dating violence, *sexual assault*, or stalking, engaged in by a member of the Resident's household, a guest, or other person under the Resident's control, shall not be cause for termination of tenancy or occupancy rights, if the Resident or *affiliated individual* of the Resident's family is the victim of such violence.

Nothing in this section prohibits the PHA from terminating the Resident's tenancy or occupancy rights:

- a. for any violation of the Lease unrelated to an incident of domestic violence, dating violence, *sexual assault*, or stalking, providing the PHA does not subject the victim to a more demanding standard than other Residents;
- b. if it can demonstrate an actual and imminent threat to other Residents, neighbors, guests, their employees, persons providing services to the development in which the Resident resides, or others if the victim's tenancy or occupancy rights are not terminated;
- c. if the Resident or any member of the Resident's household has engaged in actual or threatened actions of domestic violence, dating violence, *sexual assault*, or stalking against another person; or,
- d. if the Resident permits a perpetrator to violate a court order relating to the act(s) of domestic violence, or permits a perpetrator who has been barred from PHA property, including but not limited to the Resident's apartment and any other area under their control; or,
- e. *If a termination is required by federal statute, based on a particular adverse event, the PHA must comply with the statute even if the adverse event is a direct result of domestic violence, dating violence, sexual assault, or stalking.*

B. Lease Bifurcation

The PHA may bifurcate the Lease to evict or remove any person who is a Resident

or lawful occupant, who engages in criminal acts of *physical* violence, against family members or others, without terminating tenancy or occupancy rights of, or otherwise penalizing, the victimized Resident or lawful-occupant. *If the removed Resident of lawful occupant was the sole Resident eligible to receive housing assistance, the PHA shall provide any remaining resident a period of thirty (30) calendar days from the date of bifurcation of the lease with the opportunity to establish eligibility for housing assistance under the same program, another covered -housing program, or find alternative housing.*

C. Verification of Victim Status

To qualify for the protections implemented by VAWA, *the PHA shall request in writing that the incident(s) of actual or threatened domestic violence, dating violence, sexual assault, or stalking claimed by the Resident or member of the Resident's household be documented. Documentation may be accomplished in one of the following ways:*

1. *By completing form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation for each claimed incident. The form may be completed by the victim or by someone acting on the victims' behalf. The information the victim shall provide includes, but is not limited to, a) name, address, and other contact information of the perpetrator, only if it is safe to provide and is known to the victim; and b) 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, attorney, medical professional, or mental health professional from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the affects of abuse, in which such persons attest under the penalty of perjury that s/he believes that the incident in question occurred and meets the definitions at 24 CFR 5.2003; or,*
3. *By providing a Federal, State, tribal, territorial, or local police, court or Administrative agency record describing the incident(s) in question.*

Required information must be provided to the PHA within fourteen (14) business days after receipt of the PHA's request for verification. None of the protections afforded under VAWA shall apply if the required information is not provided within the outlined time-frame, and the PHA may terminate tenancy or occupancy rights. Requests for information shall be sent via first class-mail, return receipt requested unless the victim feels that the delivery of such mail may place him/her at risk. Other methods of delivery that do not place the victim at risk may be arranged on a case-by-case basis.

D. Time to Submit Documentation

Required information must be received by the PHA within fourteen (14) business days after receipt of the PHA's written request for documentation. During this period, no adverse actions shall be taken against the Resident or member of Resident's household. The receipt of conflicting information from more than one household member, each claiming to be the victim and naming one or more of the other household members as the perpetrator, the PHA shall require third-party documentation be submitted within thirty (30) days from the PHA's request for third-party documentation, as outlined above, in order to resolve the conflict. The PHA must honor any court order presented as it relates to certification under this Section. Compliance with the certification requirement of this Section shall not alone be sufficient to constitute evidence of an unreasonable act or omission by the PHA, and does not preempt any Federal, State, or local law that provided greater protections for victims.

E. Failure to Provide Documentation

None of the protections afforded under VAWA shall apply if the PHA requested information is not provided within the outlined time-frame(s) or the documentation submitted does not meet the certification criteria, and the PHA shall terminate tenancy or occupancy rights based on any adverse action(s) considered lease violations. Requests for information shall be sent to the victim via first class-mail, return receipt requested unless the victim feels that the delivery of such mail may place him/her at risk. 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 provided to the PHA shall be retained in confidence, access shall be on a need-to-know basis, and shall not be entered into any shared database or provided to any related entity except to the extent that: a) the victim requests or consents to the disclosure in writing on a time-limited basis; b) the disclosure is required for use in an eviction or termination action; or, c) disclosure is otherwise required by applicable law. VAWA does not limit the PHA's duty to honor court orders about access or control of property.

G. Communications

When communicating with Residents who have requested VAWA protections, the PHA shall take precautions to avoid inadvertent disclosure of confidential information by requesting that the Resident submit, in writing, the acceptable methods of communication, such as via mail, voicemail, e-mail, telephone or other method as prescribed by the Resident.

H. Notification of Rights

The PHA shall notify Residents of the rights afforded to victims of domestic violence, dating violence, sexual assault, or stalking under VAWA by providing

form HUD-5380, Notice of Occupancy Rights Under the Violence Against Women Act with any lease termination or eviction action.

1. Actions Against a Perpetrator

The PHA may bar a perpetrator from its property, and the Resident shall take action to control or prevent the domestic violence, dating violence, sexual assault, or stalking, including, but not limited to: a) obtaining and enforcing a restraining or no contact order, order for protection, or trespass order against the perpetrator; b) preventing the delivery of the perpetrator's mail to the Resident's unit; c) providing identifying information requested by the PHA in Paragraph C above; and d) any other reasonable measures.

EMERGENCY TRANSFERS

A Resident who is a victim of domestic violence, dating violence, sexual assault, or stalking is eligible for an emergency transfer if they reasonably believe there is a threat of imminent harm from further violence if they remain in the same unit. If the Resident is a victim of sexual assault, they may also be eligible to transfer if the assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer. The Resident must expressly request the transfer in accordance with the procedures described below.

1. Emergency Transfer Request Documentation

Residents shall submit a written request for a transfer to the property manager using form HUD-5383, Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, providing a response to all questions. Any third-party documentation demonstrating the victim's eligibility for a transfer, should be submitted with the request form if it is safe to do so. Third-party documentation is described in Paragraph C above.

2. Emergency Transfer Timing and Availability

The PHA cannot guarantee the length of time it will take to process a transfer request, or that a request will be approved. If approved, the PHA will act as quickly as possible to move the Resident to another unit, subject to availability and safety of the unit. If the Resident reasonably believes that the proposed unit transfer would not be safe, the Resident may request transfer to a different unit. If a safe unit is available, the Resident agrees to abide by the terms and conditions that govern occupancy in the transfer unit. The PHA may only transfer a Resident to a particular unit if the Resident had been determined eligible for that unit in accordance with program requirements. If there are no safe and available units that a Resident is eligible for, the PHA will assist the Resident in identifying other housing providers who may have units that are safe and available. Residents may seek a transfer to a unit that is assisted under their current housing program (internal transfer) and a unit that is assisted under a different housing program (external transfer) concurrently. At the Resident's request, the PHA will assist the Resident in contacting organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

3. *Safety and Security of Residents*

Pending processing of the transfer and the actual transfer, if approved and occurs, Resident is urged to take all reasonable precautions to be safe. Residents who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY). Residents who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>. Residents who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center> Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking:

Helping All Victims In Need (HAVIN)

*24-hour Hotline: 724-548-8888
800-841-8881 (Toll-Free)
<http://www.havinpa.org>*

The Open Door

*24-hour Hotline: 724-465-2605
877-333-2470
<http://theopendoor.org>*

R. Termination of Agreement

Revised paragraph (9) to read: Resident, family members, guests, other persons on the premises with Resident's consent or other persons under Resident's control engaging in criminal activity or drug-related criminal activity, on or off PHA premises. Drug-related activity means the illegal manufacture, sale, distribution, use or possession of a controlled substance or the possession of drug paraphernalia. Criminal activity, including drug-related criminal activity, is a violation of a material term of this agreement concerning a threat to the health or safety of other residents and PHA staff. The illegal manufacturing of a controlled substance, such as methamphetamine, will result in permanent termination of tenancy. *(incorporated addendum)*

Revised paragraph (18) to read: *non-compliance with the PHA's Smoke-Free Housing Policy effective July 1, 2018 as amended January 1, 2024.*

Renumbered paragraph (19) as (23) and added new paragraph (19) that reads:

(19) any adult family member's conviction of violent or drug-related criminal activity since the family's initial certification or last recertification;

Added new paragraphs:

(20) the family's annual income exceeding the over-income limitation as set forth in Section L;

(21) the family no longer meets the restrictions on net assets and property ownership;

(22) failure of any family member to provide consent to the PHA to access financial records or any family member's revocation of such consent.

Removed language from 2nd paragraph after paragraph (23): *In the event of criminal activity that threatens the health or safety of other persons residing in, on, or in the immediate vicinity of property belonging to or controlled by PHA or PHA staff, or drug-related criminal activity on or off the premises, PHA shall give fifteen (15) days notice to Resident of the termination of this agreement and request that Resident vacate the premises.*

Removed: *"...if applicable, according to PHA's Grievance Procedure"...* from the 3rd paragraph after paragraph (23).

U. Grievance Procedure

Removed language from the 1st paragraph: *This grievance procedure does not apply to termination of this agreement by PHA: (i) for any criminal activity, including alcohol abuse, that threatens the health, safety, or the right to peaceful enjoyment of the premises by other residents, PHA employees, or others in the immediate vicinity, (ii) for any violent or drug-related criminal activity on or off the premises or (iii) any criminal activity that results in a felony conviction of a household member.*

Formal Hearing - revised to read: Resident may submit a written request for a formal hearing of the findings of a Summary of Discussion within seven (7) working days *after the date of* the Summary of Discussion. PHA shall schedule a hearing with fifteen (15) working days of PHA receiving the request for hearing. The hearing will be conducted by an impartial *person or persons*, appointed by the PHA, *other than a person who made or approved the action under review, or a subordinate of such a person*. A written decision will be provided to Resident with ten (10) working days after the hearing. *(incorporated addendum)*

Z. Attachments

Revised: "House Rules" to include *Bedbug Policy. (incorporated addendum)*

Added: *Smoke-Free Housing Policy. (incorporated addendum & as amended)*

Smoke-Free Housing Policy Amendment

Revised Section 3(A) – Smoking and Prohibited Tobacco Products to read: *"Smoking" means inhaling, exhaling, burning, or carrying of any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation,*

including hookahs and marijuana, whether natural or synthetic, in any manner or any form. "Smoking" also includes the use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Revised Section D to read: *D. Lease Amendment*

All residents will be required to sign a new Lease incorporating the Smoke-Free Housing Policy as amended herein. Refusal to sign the Lease will be considered a material breach of the Lease.

Revised Section 4(A)(1) to read: *Any smoking of prohibited products in any restricted areas as defined under Section 3 of this Policy, or in any other areas that have been designated as smoke-free by the Housing Authority.*

Removed Section 4(C): *For the health and safety of Housing Authority employees and their representatives, no resident shall have any type of any tobacco or related product burning at such time as any employee or representative of the Housing Authority enters or remains in their apartment. If any resident refuses to put out the burning tobacco or related product prior to the employee or representative entering the apartment, or if the resident lights a tobacco or related tobacco product while employee or representative remains in the apartment, the employee or representative shall vacate the apartment immediately and not return until such time as there is no longer any tobacco or related tobacco product burning, and may result in a delay of services as well as enforcement action.*

Added new Section 4(C): *Violation of this Policy shall be considered a material breach of the Lease and House Rules and grounds for enforcement action, including but not limited to eviction. A resident who violates this Policy shall also be liable to the Housing Authority for the cost to repair the unit due to damage from smoke odors or residue.*

Revised Section 4(D):

Language Removed: *Residents shall promptly provide the property manager with a written statement of any incident where tobacco smoke is migrating into their apartment from sources outside of their apartment (Policy Attachment). When smoking is observed, or reported, the property manager shall seek the source of the smoke and take appropriate action as follows:*

1. **First Offense:** *Resident shall receive a verbal warning that shall be documented in the resident's file.*
2. **Second Offense:** *Resident shall receive a written notice warning the resident that a third offense shall result in Termination of the Lease.*
3. **Third Offense:** *Resident shall receive a thirty (30) day Notice of Termination/Notice to Vacate.*

Language Added: The Housing Authority is not required to take steps in response to smoking *in violation of this Policy unless the Housing Authority either has actual knowledge of the violation and the identity of the responsible person or has been given written notice of the violation.*

Removed Section4(G): *A breach of the Smoke-Free Housing Policy, Lease Addendum, or House Rules shall give each party all the rights contained in the Lease, Lease Addendum and House Rules. A material breach of the Lease Addendum or House Rules shall be a material breach of the Lease and be grounds for termination of the Lease by the Housing Authority.*

HOUSE RULES

Added Language prohibiting:

- *Fireplaces*
- *Installation of key lock boxes unless approved by the Housing Authority*
- *Open flames (candles, incense, etc.)*
- *Feeding of wild birds or other animals*
- *Bringing of gas-powered modes of transportation into the buildings/units and storage/parking of bicycles, scooters, strollers, etc. at or near entrance doors*
- *All grills*

Added: *Do not over pack the refrigerator and freezer compartments with food items as this may cause appliance to malfunction.*

Revised: Residents may provide overnight accommodations for guests for a period not to exceed 15 days per calendar year; *however, this does not apply to residents who are babysitting for family members.* Requests for extended stays must be submitted in writing to the manager for approval. *In accordance with a custody agreement (court ordered or voluntary), non-custodial resident parents will be approved for extended stays.*

Updated: Resource Directory

Added: Guidance on Battery Fire Hazards and Proper Storage, Disposal and Charging Tips

**FY2024 ANNUAL AGENCY PLAN
SECTION 8 HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN AMENDMENT**

The following changes to the Section 8 Housing Choice Voucher Administrative Plan require approval to be effective January 1, 2024. These changes are due to the HOTMA required changes in addition to department requested changes.

New: Underlined

Removed: green print

1. *Explanation/HOTMA Change: Change in definition*

Chapter 3: Eligibility

3-I.B. Family and Household

Family

To be eligible for assistance, an applicant must qualify as a family. *Family* as defined by HUD includes, but is not limited to the following, regardless actual or perceived sexual orientation, gender identity, or marital status, disabled person, near-elderly person, or any other single person; or a group of persons residing together. Such group include but are not limited to a family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family), a disabled family, or the remaining member of a tenant family. The PHA has the discretion to determine if any other group of persons qualifies as a family.

Gender Identity means actual or perceived gender characteristics.

Sexual orientation means homosexuality, heterosexuality, or bisexuality.

PHA Policy

A family also includes two or more individuals who are not related by blood, marriage, adoption, or other operation of law.

Each family must identify the individuals to be included in the family at the time of application and must notify the PHA if the family's composition changes.

- 2. *Explanation/Department Change: Changed the number of days someone can be out of a unit from 180 to 90. Added an additional 90-day option in certain situations. (This change will be made to better evaluate those tenants who are in nursing homes or rehabilitation and to not pay the landlord for a vacant unit for an extended time period of six months if the tenant is not going to return)***

3-I.L. Absent Family Members

Definitions of Temporarily and Permanently Absent

PHA Policy

Generally, an individual who is or is expected to be absent from the assisted unit for more than 90 consecutive days is considered permanently absent and no longer a family member. Exceptions to this general policy are discussed below.

A written request to extend an additional 90 days can be made in situations where the tenant will be returning.

- 3. *Explanation/HOTMA clarifying wording: Added wording about searching the EIV system for all existing tenant searches, completing "Debts owed to PHAs and Terminations" form and new admission verifications.***

3-II.F. EIV System Searches

Existing Tenant Search

Prior to admission to the program, the PHA must search for all household members using the EIV Existing Tenant Search module. The PHA must review the reports for any SSA matches involving another PHA or a multifamily entity and follow up on any issues identified. The PHA must provide the family with a copy of the Existing Tenant Search results if requested. At no time may any family member receive duplicative assistance.

Debts Owed to PHAs and Terminations

All adult household members must sign the form HUD-52675 Debts Owed to Public Housing and Terminations. Prior to admission to the program, the PHA must search for each adult family member in the Debts Owed to PHAs and Terminations module.

Income and Income Validation Tool (IVT) Reports

For each new admission, the PHA is required to review the EIV Income and IVT Reports to confirm and validate family reported income within 120 days of the IMS/PIC submission date of the new admission. The PHA must print and maintain copies of the EIV Income and IVT reports in the tenant file and resolve any discrepancies with the family within 60 days of the EIV Income or IVT report dates.

- 4. *Explanation/HOTMA new wording: which states that families whose net assets exceed \$100,000 will be denied or terminated assistance.***

3-III.C. Other Permitted Reasons for Denial of Assistance

Family Assets

- The PHA must deny or terminate assistance based on the restrictions on net assets and property ownership when required by 5.618 of this title.

The family's net assets (as defined in 5.603) exceed \$100,000, which amount will be adjusted annually by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers; or

- The family has a present ownership interest in, a legal right to reside in, and the effective legal authority to sell, based on State or local laws of the jurisdiction where the property is located, real property that is suitable for occupancy by the family as a residence,

5. ***Explanation/HOTMA new wording:*** *If net assets are less than \$50,000, a family will self-certify.*

3-III.C. Other Permitted Reasons for Denial of Assistance

Family Assets

Acceptable documentation; confidentiality

A. A PHA or owner will determine the net assets of a family based on a certification by the family that the net family assets (as defined in 5.603) do not exceed \$50,000, which amount will be adjusted annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, without taking additional steps to verify the accuracy of the declaration. The declaration must state the amount of income the family expects to receive from such assets; this amount must be included in the family's income.

6. ***Explanation/Department change:*** This is like public housing policy and public housing requirement. We would deny them from receiving assistance if they lost Section 8 in the last three years. This would be due to non-compliance of the program or landlord eviction.

Previous Behavior in Assisted Housing

Any family member has had their Section 8 assistance ended in the last three years.

7. ***Explanation/Department change:*** This change is to require all adults of a household to listen to the rules at a briefing and not only the head of

household. All adults must comply with the lease and HUD rules. As for ports: rules may differ at each housing authorities and phone call orientations may be acceptable.

Chapter 5. Briefings and Voucher Issuance

5-I.B Briefing

Generally, all 18+ household members must participate in an eligibility interview/orientation. This would also include those "porting" from other counties/states.

8. ***Explanation/Department change:*** Remove wording that children under age 5 would have their own bedrooms. Add that all adults 18 and over (unless in a relationship with another adult) would have their own rooms. (This change was added to make the policy clearer and simplify voucher sizes)

Part II: Subsidy Standards and Voucher Issuance

5-II.B. Determining Family Unit (Voucher) Size

Persons of the opposite sex (other than spouses, and children under age 5) will be allocated separate bedrooms.

Other adults in household 18 and over.

9. ***Explanation/Department change:*** Add wording that one 30-day extension will be granted except for approved reasonable accommodation requests. (This change will be added to make the policy clearer. The maximum number of days someone has a voucher is 90 days, unless reasonable accommodation is approved. After 90 days, the applicant would have to reapply)

5-II.E. Voucher term and extensions

One 30-day extension will be granted except for approved reasonable accommodation requests.

10. ***Explanation/HOTMA clarifying wording:*** To explain excluded amounts from income.

Chapter 6. Income and Subsidy Determinations

6-I.B. Household Composition and Income

Additional amounts excluded from income:

- A. Payments received for the care of foster children or foster adults, or State or Tribal kinship or guardianship care payments
- B. Insurance payments and settlements for personal or property losses, including but not limited to payments through health insurance, motor vehicles insurance, and workers' compensation
- C. Amounts received by the family that are specifically for, or in reimbursement of, the cost of health and medical care expenses for any family member
- D. Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a member of the family becoming disabled.
- E. Income of a live-in aide, foster child, or foster adult as defined in 5.403 and 5.603, respectively.
- F. Higher Education Act
- G. Income and distributions from any Coverdell education savings account under section 530 of the Internal Revenue Code of 1986 or any qualified tuition program under section 529 of such Code; and income earned by government contributions to, and distributions from, "baby bond" accounts created, authorized, or funded by Federal, State, or local government.
- H. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire.
- I. **Limited time exclusions:**
- J. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era.
- K. Earned income of dependent fulltime students in excess of the amount of this deduction for a dependent in 5.611.
- L. Adoption assistance payments for a child in excess of the amount of the deduction for a dependent in 5.611.
- M. Deferred periodic amounts from Supplemental Security Income and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts, or any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts.
- N. Payments related to aid and attendance under 38 U.S.C. 1521 to veterans in need of regular aid and attendance.
- O. Amounts received by the family in the form of refunds or rebates under State or local law for property taxes paid on the dwelling unit.
- P. Payments made by or authorized by a State Medicaid agency (including through a managed care entity) or other State or Federal agency to a family to enable a family member who has a disability to reside in the family's assisted unit. Authorized payments may include payments to a member of the assisted family through the State Medicaid agency (including through a management care entity) or other State or Federal Agency for caregiving services the family member provides to enable a family member who has a disability to reside in the family's assisted unit.

Q. Loan proceeds (the net amount disbursed by a lender to or on behalf of a borrower, under the terms of a loan agreement) received by the family or a third party (e.g., proceeds received by the family from a private loan to enable attendance at an educational institution or to finance the purchase of a car).

R. Payments received by Tribal members as a result of claims related to the mismanagement of assets held in trust by the United States, to the extent such payments are also excluded from gross income under the Internal Revenue Code or other Federal law.

S. Amounts that HUD is required by Federal statute to exclude from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions set forth in paragraph (b) of this section apply. HUD will publish a notice in the Federal Register to identify the benefits that qualify for this exclusion. Updates will be published when necessary.

T. Replacement housing "gap" payments made in accordance with 49 CFR part 24 that offset increased out of pocket costs of displaced persons that move from one federally subsidized housing unit to another Federally subsidized housing unit. Such replacement housing "gap" payments are not excluded from annual income if the increased cost of rent and utilities is subsequently reduced or eliminated, and the displaced person retains or continues to receive the replacement housing "gap" payments.

U. Nonrecurring income

V. Civil rights settlements or judgments, including settlements or judgments for back pay.

W. Income received from any account under a retirement plan recognized as such by the Internal Revenue Services, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals; except that any distribution of periodic payments from such accounts shall be income at the time they are received by the family.

X. Income earned on amounts placed in a family's Family Self Sufficiency Account.

Y. Self-employment or business

11. *Explanation/Department change:* new definition of Earned Income

6-I.D. Earned Income

Earned income means income or earnings from wages, tips, salaries, other employee compensation, and net income from self-employment. Earned income does not include any pension or annuity, transfer payments (meaning payments made of income received in which no goods or services are being paid for, such as welfare, social security, and governmental subsidies for certain benefits), or any cash or in-kind benefits.

12. *Explanation/HOTMA new wording:* EID will end 12/31/2025.

6-I.E. Earned Income Disallowance for Persons with Disabilities

No further EID will be included after 12/31/2023. This section will lapse on 1/1/2026.

13. *Explanation/HOTMA new wording:* Add restriction on assistance to families based on assets.

6-I.G. Assets

Restriction on assistance to families based on assets 5.618

1. Restrictions based on net assets and property ownership:

A. A dwelling unit may not be rented, and assistance under the Section 8 (tenant-based and project-based) programs may not be provided, either initially or upon reexamination of family income to any family if

i. The family's net assets (as defined in 5.603) exceed \$100,000, which amount will be adjusted annually by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers

ii. The family has a present ownership interest in, a legal right to reside in, and the effective legal authority to sell, based on State or local authority to sell, based on State or local laws of the jurisdiction where the property is located, real property that is suitable for occupancy by the family as a residence, except this real property restriction does not apply

Annual income includes, with respect to the family:

Annual income includes with respect to the family: when the value of net family assets exceeds \$50,000 (which amount HUD will adjust annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers) and the actual returns from a given asset cannot be calculated, imputed returns on the asset based on the current passbook savings rate, as determined by HUD.

Annual income does not include the following:

Any imputed return on an asset when net family assets total \$50,000 or less (which amount HUD will adjust annually in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers) and no actual income from the net family assets can be determined.

Excluded from the calculation of net family assets are:

In cases where a trust fund has been established and the trust is not revocable by, or under the control of, any member of the family or household, the trust fund is not a family asset and the value of the trust is not included in the calculation of net family assets, so long as the fund continues to be held in a trust that is not revocable by, or under the control of, any member of the family or household.

Excluded from the calculation of net family assets are:

1. The value of any account under a retirement plan recognized as such by the Internal Revenue Service, including individual retirement arrangements (IRAs), employer retirement plans, and retirement plans for self-employed individuals.

6-I.M. ADDITIONAL EXCLUSIONS FROM ANNUAL INCOME

- (ab) FSS escrow and the value of FSS accounts is excluded as "earned income."
- (ac) Transfer payments are excluded as "earned income". Transfer payments are payments made or income received in which no goods or services are being paid for, such as welfare, social security and governmental subsidies for certain benefits.
- (ad) The value of any Coverdell education savings account under section 530 of the Internal Revenue Code of 1986, the value of any qualified tuition program under section 529 of such Code, the value of any Achieving a Better Life Experience (ABLE) account authorized under Section 529A of such Code, and the value of any "baby bond" account created, authorized, or funded by Federal, State, or local government.
- (ae) Any amounts recovered in any civil action or settlement based on a claim of malpractice, negligence, or other breach of duty owed to a family member arising out of law, that resulted in a family member being a person with a disability.
- (af) Federal tax refunds or refundable tax credits for a period of 12 months after receipt by the family.

14. Explanation/HOTMA additions

6-II.E. Disability Assistance Expenses Deductions

- i. Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with a disability, to the extent necessary to enable any member of the family (including the member who is a person with a disability) to be employed. This deduction may not exceed the combined earned income received by family members who are 18 years of age or older and who are able to work because of such attendant care or auxiliary apparatus.

15. **Explanation/HOTMA clarifying wording:** add Calculation of Income. This wording better explains the process of calculating annual re-examinations.

6-III.A. Overview of Rent and Subsidy Calculations

Calculation of Income

The PHA or owner must calculate family income as follows:

1. Initial occupancy or assistance and interim reexaminations. The PHA or owner must estimate the income of the family for the upcoming 12-month period:
2. Annual Reexaminations.
3. Use of other programs' determination of income.
4. De minimis errors. The PHA or owner will not be considered out of compliance with the requirements in this paragraph (3) solely due to de minimis errors in calculating family

income. A de minimis error is an error where the PHA or owner determination of family income deviates from the correct income determination by no more than \$30 per month in monthly adjusted income (\$360 in annual adjusted income) per family.

16. *Explanation/HOTMA clarifying wording:* Financial hardship exemption for unreimbursed health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses. (This section better explains the process of financial hardships)

6-III.B. Financial Hardships affecting minimum rent

Financial hardship exemption for unreimbursed health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses.

1. Phased-in relief. This paragraph provides financial hardship relief for families affected by the statutory increase in the threshold to receive health and medical care expense and reasonable attendant care and auxiliary apparatus expense deductions from annual income.

2. General. This paragraph provides financial relief for an elderly or disabled family or a family that includes a person with disabilities that is experiencing a financial hardship.

17. *Explanation/HOTMA new wording:* This change requires all family members 18+ to sign and submit a consent form only once except in certain circumstances. (This will change from signing this form yearly. This form provides authorization to release information requested.)

Chapter 7. Verification

Part I: General verification requirements

Subsequent consent forms. Prior to January 1, 2024, participants signed and submitted consent forms at each regularly scheduled income reexamination. On or after January 1, 2024, a participant must sign and submit consent forms at their next interim or regularly scheduled income reexaminations. After all applicants or participants over the age of 18 in a family have signed and submitted a consent form once on or after January 1, 2024, family members do not need to sign and submit subsequent consent forms at the next interim or regularly scheduled income examination.

18. *Explanation/HOTMA new wording:*

7-I.B. Overview of Verification Requirements

HUD mandates the use of the EIV system and offers administrative guidance on the use of other methods to verify family information and specifies the circumstances in which each method will be

used. In general HUD requires the PHA to use the most reliable form of verification that is available and to document the reasons when the PHA uses a lesser form of verification.

In order of priority, the forms of verification that the PHA will use are:

- Up-front Income Verification (UIV) using HUD's Enterprise Income Verification (EIV) system.
- Up-front Income Verification (UIV) using a non-HUD system.
- State Wage Information Collection Agencies (SWICAs) and Federal agencies, and from financial institutions and employers, in order to verify an applicant's or participant's eligibility for or level of assistance.
- The information covered by consent forms described in this subpart involves income information from SWICAs, wages, income, and resource information from financial institutions, net earnings from self-employment, payments of retirement income, and unearned income as referenced at 26 U.S.C. 6103.
- Written Third-Party Verification (may be provided by applicant or participant)
- Written Third-party Verification Form
- Oral Third-party Verification
- Self-Certification

19. ***Explanation/Department changes:*** We are adding wording to better cover future changes. Currently we are required to complete Housing Quality Standards (HQS) for inspections. We are adding the option of "other HUD program standards" to the general wording for inspection requirements. (Section 8 has not received definite guidance yet on using NSPIRE)

Chapter 8. Housing Quality Standards and Rent Reasonableness Determinations

HUD requires that all units occupied by families receiving Housing Choice Voucher (HCV) assistance meet HUD's Housing Quality Standards (HQS), or other HUD program requirements, and permits the PHA to establish additional requirements. The use of the term "HQS" in this plan refers to the combination of both HUD and PHA-established requirements.

20. ***Explanation/HOTMA new wording:*** "Interim re-examinations". This section provides the change that interim re-examinations will not be conducted unless requested by a family or the change is over ten percent of annual adjusted income.

Chapter 11. Reexaminations

Part I: Annual Re-examinations

Family income and composition: Annual and interim examinations. 982.516

A. For a family with net family assets (as the term is defined in 5.603 of this title) equal to or less than \$50,000, which amount will be adjusted annually by HUD in accordance with the Consumer Price Index for Urban Wage Earners and Clerical Workers, a PHA may accept, for purposes of recertification of income, a family's declaration under 5.618 (b) of this title, except that the PHA must obtain third party verification of all family assets every 3 years.

Interim reexaminations

A. A family may request an interim determination of family income or composition because of any changes since the last determination. The PHA must conduct any interim reexamination within a reasonable period of time after the family request or when the PHA becomes aware of an increase in family adjusted income. What qualifies as a "reasonable time" may vary based on the amount of time it takes to verify information, but generally should not be longer than 30 days after changes in income are reported.

B. The PHA will not conduct an interim reexamination of family income if the PHA estimates the family's adjusted income will decrease by an amount that is less than ten percent of the family's annual adjusted income (or a lower amount established by HUD through notice), or a lower threshold established by the PHA.

C. The PHA must conduct an interim reexamination of family income when the PHA becomes aware that the family's adjusted income (as defined in 5.611 of this title) has changed by an amount that the PHA estimates will result in an increase of ten percent or more in annual adjusted income or such other amount established by HUD through notice

D. Effective date of rent changes.

A retroactive family share and family rent to owner decrease may not be applied prior to the later of the first of the month following:

A. The date of the change leading to the interim reexamination of family income; or

B. The effective date of the family's most recent previous interim or annual reexamination (or initial examination of that was the family's last examination).

21. *Explanation/Department change:* Clarified wording that an in-person re-exam will be conducted at least every three years and the process to completing the yearly re-exam. Was five years.

11-I.B. Streamlined Annual Re-examinations

An in-person re-exam will be conducted at least every three years. The remaining years will include the entire process being completed through mail and by phone unless a participant requests an in-person re-exam.

22. Explanation/Department change: Add wording that every three months we would complete an interim re-examination for all participants who have \$0 income. We added "or have income below \$300 a month". (These meetings are scheduled to review how the tenants can live on \$0 or under \$300 a month. We then advise them to apply for social security, get a job or other services they may need. We added "under \$300 a month" because if they admit that a family member is giving them money each month to pay for personal items, they no longer show up on our \$0 income report. We feel they could still use our encouragement, or we can find out that they have additional unreported income. These meetings have been very helpful to identify those residents who are appropriate for the FSS program.

11-II.C. Changes affecting income or expenses

If the family has reported zero income, the PHA will conduct an interim reexamination every 3 months as long as the family continues to report that they have income below \$300 a month.

23. Explanation/Department change: The Housing Authority will add the option of providing a utility allowance for those units with air conditioning when funding allows.

16-II.C. Utility Allowances

The PHA may include an allowance for air-conditioning at its discretion based on funding availability. A self-certification must be signed by the tenant prior to reimbursement.

FY2024 ANNUAL AGENCY PLAN

SECTION B.2 - NEW ACTIVITIES

ATTACHMENT PA039B201

FY2024
ANNUAL AGENCY PLAN
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: Not Applicable
- 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 | | |
|------------------|---------------|-------------------------------|-----------|-----------|
| | | 6/30/2023 | 6/30/2022 | 6/30/2021 |
| Allegheny Manor | 34 | 2 / 6% | 1 / 6% | 3 / 8% |
| Luxemburg Manor | 28 | 1 / 4% | 1 / 4% | 0 / 0% |
| South McKean Way | 16 | 1 / 6% | 0 / 0% | 0 / 0% |

FY2024
ANNUAL AGENCY PLAN
Demolition and/or Disposition

The Housing Authority received approval in 2009 for the demolition of the Public Housing community known as South Apartments located in Ford City, PA. The community consisted of four (4) townhouse dwelling buildings containing eighteen (18) dwelling units. The community was obsolete as to the physical condition, location, and other factors making it unsuitable for housing purposes, and no reasonable program or modifications were cost-effective to return the community to useful life. The Housing Authority's initial intention was to develop units for a first-time homeownership program as part of a neighborhood revitalization initiative. The intended purpose never came to fruition due to lack of interest of developers, due to the location of the property, which is less than an acre with an alleyway dividing the parcel in half, making development less desirable.

Recently, the Housing Authority received inquiries regarding the sale of the property to a non-profit organization for the purpose of establishing community gardening space or possibly a couple of dwelling units with community space.

The Housing Authority intends to submit an application for disposal in 2023 or 2024 to the Special Applications Center (SAC) after consultation with the Resident Advisory Board (RAB) and local officials. If approved, the Housing Authority will solicit proposals from parties interested in purchasing the property.

FY2024 ANNUAL AGENCY PLAN

SECTION B.3 - PROGRESS REPORT

ATTACHMENT PA039B301

FY2024 ANNUAL AGENCY PLAN

PROGRESS SUMMARY

The Housing Authority's FY2020-2024 5-Year Agency Plan outlined ten (10) major objectives. The following provides the status of the progress made toward accomplishing those objectives:

1. **Expand the supply of existing housing** – The Authority *did not meet its goal of maintaining an overall Public Housing vacancy rate of less than 2% due to a vacancy rate of 3% as of June 30, 2022*. The Authority will apply for additional HUD-VASH (Veterans Affairs Supportive Housing) Vouchers if available and supported by the Veterans Administration. The Authority accepted an award of 5 new Section 8 Housing Choice vouchers effective October 1, 2022 designed to serve survivors of domestic violence and persons who are homeless or are at risk of being homeless.
2. **Improve the quality of assisted housing** – On-going modernization of public housing units has met all HUD obligation and expenditure requirements. The Authority ***did not maintain*** its High-Performer status for the Public Housing Program (PHAS) for FY2022 and was redesignated as a Standard Performer. The Authority did maintain its High-Performer status for the Section 8 Housing Choice Voucher Program (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 eight (8) closings to date. A Family Unification Program was implemented in 2010 with a current enrollment of fifteen (15) participants. The Authority established a HUD-VASH (Veterans Affairs Supportive Housing) Voucher program in October 2019.
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 as funding permits. The Authority implemented a Smoke-Free Housing Policy effective July 1, 2018. The Authority effectively enforces its lease and screening procedures and effective November 1, 2022 established and implemented a Ban and Criminal Trespass Policy to minimize, reduce and prevent potential and real criminal, drug, and nuisance activity which threatens the peace and tranquility of Housing Authority properties and neighborhoods.
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 encourage residents to work without penalty of an increased rent. In FY2022 there was an average of 79 Public Housing and 39 Housing Choice Voucher households with employed members. The Authority has a current enrollment of fifteen (15) participants in the Family Unification Program.
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, gender identity, or marital status. Modifications and/or alterations are made to satisfy verified reasonable accommodation requests. Renovations, utilizing the Capital Fund Program, have been 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 a Standard-Performance designation for FY2022, with a score of 87%.
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 Performance rating for FY2022, 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 FY2022 independent audit indicated no financial findings. The Authority maintained a sufficient operating reserve level and was not subject to an Operating Subsidy allocation adjustment.
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 needed.

HOMEOWNERSHIP PROGRAMS

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 as of June 30, 2023, are as follows: 2006 - 2; 2007 - 3; 2008 - 0; 2009 - 1, 2010 - 0; 2011 - 0; 2012 - 1; 2013 - 1 for a total of 8 closings. The Housing Authority is no longer supporting three of the purchases due to one default/foreclosure, one assumption of the mortgage after marriage, and one death. There have been no new homeownership closings since 2014.

SAFETY AND CRIME PREVENTION (VAWA)

The Housing Authority of the County of Armstrong has not implemented any admissions preferences for victims of domestic violence, sexual assault, 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 or 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 and Housing Authority newsletters in an effort to increase awareness and effect critical changes public policy in response to domestic violence.

The Housing Authority has established an Emergency Transfer Plan for victims of domestic violence, sexual assault, dating violence, or stalking. The plan identifies residents who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to residents on safety and security.

The Notice of Occupancy Rights Under the Violence Against Women Act is provided to all applicants and was provided to all residents in September 2017. The Notice and Certification forms are provided when assistance is denied and when assistance or tenancy is terminated.

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, includes language in project specifications, and requires Contractors to certify their compliance to the greatest 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. It is the intention of the housing authority to develop measures to track the efforts and results of our contractors.

As an additional effort to inform our residents of section 3 opportunities, information is provided: in the Housing Authority newsletter; posted on the Housing Authority website; and, at resident meetings, such as resident advisory board meetings.

FY2024 ANNUAL AGENCY PLAN

SECTION C.1 - RESIDENT ADVISORY BOARD

ATTACHMENT PA039C101

FY2024 ANNUAL AGENCY PLAN
RESIDENT MEMBER ON THE PHA GOVERNING BOARD

The governing board of the Housing Authority of the County of Armstrong includes Mr. Michael Smith as its resident Board Member.

Mr. Smith was appointed to fulfill Ms. Roxanna Dunn's remaining term effective on April 1, 2023 and expiring on February 1, 2025.

FY2024 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 | Martin Mele |
| | Allegheny Manor | No Representative |
| | Parkview Apartments | Mathew Lerner |
| | Luxemburg Manor | No Representative |
| | Lee Haven Towers | Michael Mattu |
| | Warren Manor | Donna Bernat |
| | Garden Towers | No Representative |
| | South McKean Way | No Representative |
| | Friendship Apartments | Michael Smith |
| | Freeport Towers | No Representative |
| Section 8 Voucher | | No Representative |

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

**RESIDENT
ADVISORY
BOARD
MINUTES**

AGENDA
RESIDENT ADVISORY BOARD MEETING
THURSDAY, MAY 18, 2023
11:00 A.M.

- 1. Welcome**
- 2. Approval of the Minutes – July 21, 2022**
- 3. Annual Agency Plan – FY2024**
 - a. Updates**
 - b. Capital Fund Program Update**
- 4. Old Business**
- 5. New Business**
- 6. Open Discussion**
- 7. Adjournment**

Next Meeting: June 22, 2023 @ 11:00 a.m.

RESIDENT ADVISORY BOARD MEETING
MAY 18, 2023

NAME

COMMUNITY

Dianna Craig

39-1A / 39-6B PHM

Sara Starke

39-1B, 39-6A, 39-8 PHM

Beth Burkhardt

Section 8

Joe 2d

Admin

Matthew Lerner

Parkview

Michael Lerner

Friendship Apts.

Donna Bernat

Warren Manor

Muriel & Mother

Lee Haven Towers

Walter M. L.

Armstrong Court

Harty Sutton

- HACA

Cecilia Getty

HACA

RESIDENT ADVISORY BOARD MEETING
THURSDAY, MAY 18, 2023

In Attendance: Marty Sutton, Executive Director
Laura Toy, Modernization Coordinator/Occupancy Director
Beth Burkhart, Deputy Executive Director
Denise Getty, Executive Secretary
Dianna Craig, Property Manager
Sara Starke, Property Manager
Residents as listed on sign in sheet

Communities not represented: Garden Towers, South McKean Way, Allegheny Manor, Luxemburg Manor, and Freeport Towers,

WELCOME

At approximately 11:00 a.m., Mrs. Sutton introduced and welcomed all representatives and staff.

APPROVAL OF THE MINUTES - JULY 21, 2022

Michael Smith made a motion to approve, as presented, the minutes of the July 21, 2022, meeting. Said motion was seconded by Donna Bernat and unanimously carried.

ANNUAL AGENCY PLAN - FY2024

Mrs. Sutton reviewed some housekeeping rules to follow during the meeting.

Mrs. Sutton advised the Board that there have been a lot of legislative changes which will need to be incorporated into the Plan. She also reviewed the timeline for processing the Agency Plan noting that the public Comment Period will be open from August 9, 2023, through September 22, 2023. A Public Hearing will be held on September 25th and the Final Agency Plan will be presented to the Board of Directors for approval on September 27th. The Agency Plan will be submitted to HUD on or about October 11th.

Mrs. Sutton shared and reviewed, in detail, the draft Annual Plan for Fiscal Year 2024. Updates and changes to the HUD template included:

1. The Statement of Housing Needs changes annually because it reflects the number of applicants on the waiting list.
2. There will also be changes to the Financial Resources page and it will be provided to the RAB members in July.
3. The Fiscal Year Audit has not yet been completed.
4. The Strategy for Addressing Housing Needs has been updated with changes.

5. The Deconcentration Policy, applicable only to the family sites, may reflect changes from year to year. Mrs. Sutton provided insight into the Deconcentration Policy.
6. There will be a change to the Rent Determination/Flat Rent Schedule.
7. The Voluntary Conversion form will be updated after June 30, 2023.
8. A Disposition Application will be completed and submitted to HUD in hopes of selling the vacant lot in Ford City.
9. The Progress Summary reflected that the Authority did not meet its goal of maintaining an overall Public Housing vacancy rate of less than 2%.
10. Capital Fund Statements will be provided to RAB members after June 30, 2023 for review.

She also noted that with all the policy changes it will require a total update of all three (3) housing programs, lease revisions, and house rules. Mrs. Sutton provided the following highlights of the Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA):

Section 102: Income Reviews

- Fewer Interim Reexaminations: HOTMA creates a 10% adjusted income increase/decrease threshold for conducting Interim Reexaminations, and in most cases requires that increases in earned income are not processed until the next Annual Reexamination, allowing families to keep more of their earnings before receiving a rent increase. The new requirements should lead to fewer Interim Reexaminations overall, alleviating burden for both participations and PHAs.
- Streamlined Verifications: Several provisions will streamline the verification process for housing providers.
 - Adults Only Need to Sign Consent Form Once: HOTMA revises the required consent form that all adult household members sign, allowing them to sign the form only once instead of annually.
 - Use of Income Determinations from Other Programs: HOTMA allows PHAs to use income determinations made under other federal benefits programs for reexaminations.
 - Review of EIV Not Required at Interim Reexamination: HOTMA eliminates the requirement for PHAs to use EIV to verify tenant employment and income information during an interim reexamination, significantly reducing administrative burden.
- Increased Standard Deduction for Elderly/Disable Households: HOTMA increases standard deductions for families with a head, co-head, or spouse who is elderly or a person with a disability.
- Additional Income Exclusions: The rule codifies additional income and asset exclusions, including:
 - Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home.
 - Veterans' aide and attendant care.
 - Distributions of principal from non-revocable trusts, including Special Needs Trusts.
- Threshold for Claiming Medical/Disability Expenses Increased: HOTMA increases the allowance

for unreimbursed health and medical care expenses from 3% of annual income to 10%, phased-in over two years.

- Higher Threshold for Imputing Asset Income: HOTMA raises the imputed asset threshold from \$5,000 to \$50,000, incentivizing families to build wealth without imputing income on those assets.
- Hardship Relief: HOTMA provides hardship relief for expense deductions, lessening the impact of the increased threshold for medical expenses. HOTMA permits PHAs to grant hardship relief to families unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.

Section 103: Public Housing Income Limit

- Public Housing Income Limitation: HOTMA imposes continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the “over-income” provision.

Section 104: Asset Limits

- Asset Limitation: HOTMA imposes a \$100,000 asset limit for eligibility and continued assistance. Families are also ineligible for assistance if they own real property suitable for occupancy. PHAs have the option of delaying enforcement/termination for up to six months if the family is over the asset threshold at the time of annual reexamination.
- Exclusion of Retirement and Educational Savings Accounts: Retirement accounts and educational savings accounts will not be considered a net family asset. This is a major benefit to families, to families, incentivizing savings for important life milestones and opportunities. This will also provide significant administrative relief to PHAs by allowing them to stop verifying and calculating these assets altogether.
- Self-Certification of Assets under \$50,000: HOTMA allows self-certification of net assets if estimated to be at or below \$50,000. This will be a time-savings for families and lower administrative burden for PHAs recertifying income.

Cross-Cutting

- Adjustments for Inflation: Deductions and the asset limitation will be adjusted for inflation annually, ensuring that deductions do not lose value over time and that families are able to build more wealth without losing program assistance. The current deduction amounts have never been adjusted.

Mrs. Sutton advised the members that once the Agency Plan has been approved by HUD, they will receive a final copy.

CAPITAL FUND PROGRAM UPDATE

Tentative improvements and works in progress include:

Armstrong Court – Boiler and Water Heater Replacement Project and Exterior Renovation Project.

Parkview Apartments – Boiler Replacement Project is complete.

Lee Haven – Exterior Restoration Project and Community Room Window Replacement Project

Friendship Apartments – Air Makeup Replacement Project is complete.

Multi-Site – Exterior Lighting Upgrade Project is complete.

Elevator Car Project – Armstrong Court, Parkview Apartments, and Balcony Towers

Elevator Controller Project – Lee Haven Towers, Garden Towers, and Friendship Apartments

Parking Lot Renovation Project

Ms. Toy explained the process of obligation and expenditure of the Capital Fund Grant monies. She added that the 2022 Capital Fund Grant has been 50% obligated and the 2023 Capital Fund Grant has been 14% obligated.

Mrs. Sutton noted that the Authority will receive a 2024 Capital Fund award of \$1,465,393.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Mrs. Sutton advised the members that Roxanna Dunn, Section 8 Voucher, has resigned from the Resident Advisory Board.

MEMORANDUM OF AGREEMENT

Mrs. Sutton noted that the Memorandum of Agreement will be addressed next month's meeting.

OPEN DISCUSSION

Parkview Apartments – Matthew Lerner voiced concerns regarding the bricks on the patio located at the Fourth Avenue area. He noted that some of the bricks are sinking and creating a trip hazard. Ms. Toy mentioned that she has seen the area in question and will further investigate the issue. Matthew also noted that new signage, for the residence parking area, is needed as the current signage is old and faded.

Friendship Apartments – Discussion included work needed on the patio, including removal of the carpet, and drainage issues.

Warren Manor – Donna Bernat mentioned that all was going well at the site. She noted that West Penn Power Company added new lights at the site, and they are nice and bright. Discussion also included the reason for the request for checking account balance(s) and life insurance policy information at recertification by the Housing Authority.

Lee Haven Towers – Michael Mattu mentioned that the decorative rock in front of the building is falling over and noted that there have been kids climbing on the rock. He also mentioned that fluid was leaking onto the parking lot from one of the transformers. Mrs. Sutton stated that she would have someone investigate both of his concerns and West Penn Power would also be contacted regarding the transformer. Handicap parking space(s) were also discussed.

Armstrong Court – Martin Mele stated that he is very grateful for the lighting, flooring and management.

ADJOURNMENT

With no further matters for discussion, Mrs. Sutton informed representatives that the next meeting would be June 22, 2023. A motion at 1:00 P.M. to adjourn was made by Matthew Lerner and seconded by Michael Mattu.

Respectfully submitted,

Denise Getty

AGENDA
RESIDENT ADVISORY BOARD MEETING
WEDNESDAY, JUNE 22, 2023
11:00 A.M.

1. Welcome
2. Approval of the Minutes – May 18, 2023
3. Annual Plan – FY2024
 - a. Updates
 - b. Capital Fund Program Update
4. Old Business
5. New Business
6. Open Discussion
7. Adjournment

Next Meeting: July 20, 2023 @ 11:00 a.m.

RESIDENT ADVISORY BOARD MEETING
June 22, 2023

NAME

Matthew Lerner
Michael Smith
Norma Bernat
Se 26
Marty Sutton
Beth Bunkfort

COMMUNITY

Parkview Apt.
Friendship Apt
Warren Manor
HACA
HACA
HACA

RESIDENT ADVISORY BOARD MEETING
THURSDAY, JUNE 22, 2023

In Attendance: Marty Sutton, Executive Director
Laura Toy, Modernization Coordinator/Occupancy Director
Denise Getty, Executive Secretary
Residents as listed on sign in sheet

Communities not represented: Allegheny Manor, Armstrong Court, Garden Towers, South McKean Way, Luxemburg Manor, Lee Haven Towers, and Freeport Towers.

WELCOME

At approximately 11:00 a.m., Mrs. Sutton welcomed all representatives.

APPROVAL OF THE MINUTES – May 18, 2023

Michael Smith made a motion to approve the minutes of the May 18, 2023 meeting. Said motion was seconded by Matthew Lerner and unanimously carried.

ANNUAL AGENCY PLAN – FY2024

Mrs. Sutton explained that there has been no further guidance from HUD regarding the Housing Opportunity Through Modernization Act (HOTMA). She also noted that there have not been a lot of changes since the last meeting and most updates for the Agency Plan will be completed after June 30th.

Mrs. Sutton provided insight into the Deconcentration Policy, advising that it is applicable only to the family sites, and may reflect changes from year to year.

Mrs. Sutton noted that tenants should anticipate a mass lease signing, sometime in the future, due to the amendments as well as some changes to the house rules.

CAPITAL FUND PROGRAM UPDATE

Tentative improvements and works in progress include:

Multi-Site – Elevator Car Project – Armstrong Court, Parkview Apartments, and Balcony Towers
Elevator Controller Project – Lee Haven Towers, Garden Towers, and Friendship Apartments
Parking Lot Renovation Project

Ms. Toy reported on the Capital Fund open grants and noted that the Capital Fund Statements will be sent to the members with the Final Draft of the Agency Plan.

OLD BUSINESS

Representatives were asked to sign the Memorandum of Agreement.

NEW BUSINESS

There was no new business.

OPEN DISCUSSION

Friendship Apartments – Discussion included refurbishment of the rock displaying the address in front of the building as well as the rock at Lee Haven Towers. Adding address signage to the front pillars was also discussed.

Parkview Apartments – Matthew mentioned that due to the placement of the “address rock”, medical transport companies are waiting at the incorrect entrance to the building to pick up residents. Discussion included the storage of tenant’s bicycles.

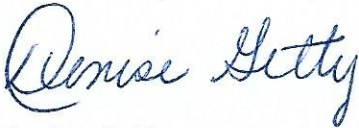
Warren Manor – Inspection of cupboards and closets within the units was discussed.

Discussion also included gas and charcoal grills at various sites. Mrs. Sutton provided a definition of both the social club and duly recognized resident council.

ADJOURNMENT

With no further matters for discussion, Mrs. Sutton informed representatives that the next meeting would be July 20, 2023. A motion at 12:19 A.M. to adjourn was made by Donna Bernat and seconded by Matthew Lerner.

Respectfully submitted,

A handwritten signature in blue ink that reads "Denise Getty". The signature is written in a cursive, flowing style.

Denise Getty

AGENDA
RESIDENT ADVISORY BOARD MEETING
THURSDAY, JULY 20, 2023
11:00 A.M.

1. Welcome
2. Approval of the Minutes – June 22, 2023
3. Annual Plan – FY2024
 - a. Updates
 - b. Capital Fund Program Update
4. Old Business
5. New Business
6. Open Discussion
7. Adjournment

RESIDENT ADVISORY BOARD MEETING
July 20, 2023

NAME

COMMUNITY

Michael Smith

Friendship Apts

Donna Bunat

Warren Manor

MARY Sutton

HACA

Laura Toy

HACA

Beth Burkhardt

HACA

Debbie Getty

HACA

RESIDENT ADVISORY BOARD MEETING
THURSDAY, JULY 20, 2023

In Attendance: Marty Sutton, Executive Director
Laura Toy, Modernization Coordinator/Occupancy Director
Denise Getty, Executive Secretary
Residents as listed on sign in sheet

Communities not represented: Allegheny Manor, Armstrong Court, Parkview Apartments, Garden Towers, Freeport Towers, South McKean Way, Luxemburg Manor, and Lee Haven Towers.

WELCOME

At approximately 11:00 a.m., Mrs. Sutton welcomed all representatives.

APPROVAL OF THE MINUTES – June 22, 2023

Donna Bernat made a motion to approve the minutes of the June 22, 2023, meeting. Said motion was seconded by Michael Smith and unanimously carried.

ANNUAL AGENCY PLAN – FY2024

Updates and changes include:

1. The Financial Resources page has been completed.
2. The Voluntary Conversion page has been completed.
3. The Progress Summary was discussed in detail.

Mrs. Sutton updated the members on HOTMA, specifically that HUD is providing a delayed compliance period of one-year for Sections 102 and 104. By January 1, 2025, Housing Authorities must be in full compliance with all HOTMA provisions.

She also provided the members with a draft copy of the Agency Plan.

CAPITAL FUND PROGRAM UPDATE

Mrs. Toy reviewed the following tentative improvements and works in progress:

Multi-Site - Elevator Controller Project – Lee Haven Towers, Garden Towers, and Friendship Apartments

Lee Haven Towers - Exterior Restoration Project and Window Replacement Project

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss.

OPEN DISCUSSION

Warren Manor – Donna mentioned that there are wood borer beetles causing damage to the gazabo. Mrs. Sutton stated that she would contact Ehrlich Pest Control and discuss a treatment plan with them.

Friendship Apartments – Discussion included clarification of “open flame” under the new lease.

ADJOURNMENT

meeting of the year. She thanked the representatives for their time and participation on the Resident Advisory Board. A motion at 12:01 P.M. to adjourn was made by Michael Smith and seconded by Donna Bernat.

Respectfully submitted,

A handwritten signature in blue ink that reads "Denise Getty". The signature is written in a cursive, flowing style.

Denise Getty

**RESIDENT ADVISORY BOARD
COMMENTS AND RECOMMENDATIONS**

The Resident Advisory Board made no comments or recommendations directly related to the Annual Agency Plan. As detailed in the minutes, comments made were regarding individual general site issues or modernization projects.

**PUBLIC HEARING
SEPTEMBER 25, 2023**

There were no attendees at the Public Hearing; therefore, there were no comments.

FY2024 ANNUAL AGENCY PLAN

**SECTION B.4 - CAPITAL FUND
PROGRAM STATEMENTS**

As of 6/30/2023

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | | |
|---|-----|---|----------------------|----------------------|---|-----------------|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-19 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2019 | |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserver for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6/30/2023 <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) ³ | \$ 207,921.00 | \$ 207,921.00 | \$ 207,921.00 | \$ 207,921.00 |
| 3 | | 1408 Management Improvements | \$ - | \$ - | \$ - | \$ - |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | \$ 61,200.00 | \$ 61,200.00 | \$ 61,200.00 | \$ 61,200.00 |
| 5 | | 1411 Audit | \$ - | \$ - | \$ - | \$ - |
| 6 | | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - |
| 7 | | 1430 Fees and Costs | \$ 49,000.00 | \$ 43,202.20 | \$ 43,202.20 | \$ 38,664.07 |
| 8 | | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - |
| 9 | | 1450 Site Improvement | \$ - | \$ 39,069.45 | \$ 39,069.45 | \$ 39,069.45 |
| 10 | | 1460 Dwelling Structures | \$ 708,500.00 | \$ 673,949.00 | \$ 673,949.00 | \$ 673,949.00 |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | \$ 41,282.00 | \$ 26,816.00 | \$ 26,816.00 | \$ 26,816.00 |
| 12 | | 1470 Non-dwelling Structures | \$ 1,500.00 | \$ 2,926.71 | \$ 2,926.71 | \$ 2,926.71 |
| 13 | | 1475 Non-dwelling Equipment | \$ 750.00 | \$ 483.13 | \$ 483.13 | \$ 483.13 |
| 14 | | 1485 Demolition | \$ - | \$ - | \$ - | \$ - |
| 15 | | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - |
| 16 | | 1495.1 Relocation Costs | \$ 30,000.00 | \$ 44,585.51 | \$ 44,585.51 | \$ 44,585.51 |
| 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) | \$ 1,100,153.00 | \$ 1,100,153.00 | \$ 1,100,153.00 | \$ 1,095,614.87 |
| 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 | | | | |
| Signature of Executive Director | | | Date | | Signature of Public Housing Director | |
| | | | | | Date | |

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.

6/30/2023

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-19 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | | | Federal FFY of Grant: 2019 | |
|--|--|--|----------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------------------|--|
| 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 | Repl. Interior Drains (& waterlines) | 1460 | 1480 | \$ 50,000.00 | \$ - | \$ - | \$ - | | |
| Armstrong Court | Relocation Costs | 1495.1 | 1480 | \$ 30,000.00 | \$ - | \$ - | \$ - | | |
| (56 Units) | Appliances | 1465.1 | 1480 | \$ - | \$ 3,095.00 | \$ 3,095.00 | \$ 3,095.00 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| PA39-2A | | | | | | | | | |
| Parkview Aptarmn | Appliances | 1465.1 | 1480 | \$ - | \$ 3,283.00 | \$ 3,283.00 | \$ 3,283.00 | | |
| (38 Units) | A& E | 1430 | 1480 | \$ - | \$ 12,966.08 | \$ 12,966.08 | \$ 8,427.95 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| PA39-6B | Appliances | 1465.1 | 1480 | \$ - | \$ 1,301.00 | \$ 1,301.00 | \$ 1,301.00 | | |
| S. McKean Way | Shed | 1470 | 1480 | \$ - | \$ 2,926.71 | \$ 2,926.71 | \$ 2,926.71 | | |
| (16 Units) | Concrete | 1450 | 1480 | \$ - | \$ 635.00 | \$ 635.00 | \$ 635.00 | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Subtotal of Costs | | | \$ 80,000.00 | \$ 24,206.79 | \$ 24,206.79 | \$ 19,668.66 | | |

² To be completed for the Performance and Evaluation Report.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number | | | | | | Federal FFY of Grant: | |
|--|---|--|----------|----------------------|----------------------|---------------------------------|--------------------------------|--------------------------------|--|
| | | Capital Fund Program Grant No: PA28P039 501-19 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | | | 2019 | |
| 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 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | | |
| | Mod Inspector | 1430 | 1480 | \$ 6,000.00 | \$ 6,000.00 | \$ 6,000.00 | \$ 6,000.00 | | |
| | Mod Coordinator | 1430 | 1480 | \$ 2,000.00 | \$ 2,250.83 | \$ 2,250.83 | \$ 2,250.83 | | |
| | | | | | \$ - | \$ - | \$ - | | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ - | \$ - | \$ - | \$ - | | |
| | | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 8,000.00 | \$ - | \$ - | \$ - | | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 500.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. | |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 250.00 | \$ - | \$ - | \$ - | i.e., community rm furniture | |
| | | | | | | | | bench seating, bike racks | |
| | | | | \$ - | \$ - | \$ - | \$ - | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Subtotal of costs | | | \$ 26,750.00 | \$ 8,250.83 | \$ 8,250.83 | \$ 8,250.83 | | |
| | Grand Total for AMP Group #1 | | | \$ 106,750.00 | \$ 32,457.62 | \$ 32,457.62 | \$ 27,919.49 | | |

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|--|---|--|----------|----------------------|----------------------|--------------------------------------|--------------------------------|-----------------------|
| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-19 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2019 | | |
| 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 | Appliances | 1465.1 | 1480 | \$ - | \$ 4,669.00 | \$ 4,669.00 | \$ 4,669.00 | |
| PA39-3 | | | | | | | | |
| Luxemburg Manor | | | | | | | | |
| (30 Units) | | | | | | | | |
| | | | | | | | | |
| PA39-4 | Upgrade Apartment Lighting | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| Lee Haven Towers | Advertising Expenses | 1410 | | \$ - | \$ - | \$ - | \$ - | |
| (60 units) | Repl Gas Stoves; add fire supression | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | A&E Services | 1430 | | \$ - | \$ - | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 4,150.00 | \$ 4,150.00 | \$ 4,150.00 | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-5 | Upgrade Electrical Service | 1460 | 1480 | \$ 15,000.00 | \$ - | \$ - | \$ - | |
| Warren Manor | Replace Interior Lighting | 1460 | 1480 | \$ 15,000.00 | \$ - | \$ - | \$ - | |
| (61 units) | Sidewalk/Concrete&Landscapt | 1450 | 1480 | \$ - | \$ 1,100.00 | \$ 1,100.00 | \$ 1,100.00 | Pad for bench seating |
| | A&E Services | 1430 | | \$ - | \$ 6,024.48 | \$ 6,024.48 | \$ 6,024.48 | Flooring; |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 1,876.00 | \$ 1,876.00 | \$ 1,876.00 | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-7 | Upgrade Flooring 1st Fl and hallways | 1460 | 1480 | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| FriendshipApts. | Hallway Flooring 2nd, 3rd, & 4th Floors | 1460 | 1480 | \$ 20,000.00 | \$ 20,400.00 | \$ 20,400.00 | \$ 20,400.00 | |
| (50 units) | Appliances | 1465.1 | 1480 | \$ - | \$ 1,876.00 | \$ 1,876.00 | \$ 1,876.00 | |
| | Hallway Flooring 5th & 6th Floors | 1460 | 1480 | \$ - | \$ 13,700.00 | \$ 13,700.00 | \$ 13,700.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 80,000.00 | \$ 53,795.48 | \$ 53,795.48 | \$ 53,795.48 | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-19 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2019 | | |
| 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 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 6,000.00 | \$ 5,594.88 | \$ 5,594.88 | \$ 5,594.88 | |
| | Mod Coordinator | 1430 | 1480 | \$ 2,000.00 | \$ 2,365.93 | \$ 2,365.93 | \$ 2,365.93 | |
| | | | | | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | | \$ - | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 500.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 250.00 | \$ - | \$ - | \$ - | i.e., community rm furniture bench seating, bike racks |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 13,750.00 | \$ 7,960.81 | \$ 7,960.81 | \$ 7,960.81 | |
| | Grand Total for AMP Group #3 | | | \$ 93,750.00 | \$ 61,756.29 | \$ 61,756.29 | \$ 61,756.29 | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 207,921.00 | \$ 207,921.00 | \$ 207,921.00 | \$ 207,921.00 | |
| | Capital Fund Program Fee | 1410 | | \$ 61,200.00 | \$ 61,200.00 | \$ 61,200.00 | \$ 61,200.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | |
|---|--|---|----------------------|---|---|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-20 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2020 |
| Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserver for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 6/30/2023 <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) ³ | \$ 140,000 | \$ 140,000.00 | 140,000.00 | 140,000.00 |
| 3 | 1408 Management Improvements | \$ - | \$ - | - | - |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$ 75,000 | \$ 75,000.00 | 75,000.00 | 75,000.00 |
| 5 | 1411 Audit | \$ - | \$ - | - | - |
| 6 | 1415 Liquidated Damages | \$ - | \$ - | - | - |
| 7 | 1430 Fees and Costs | \$ 75,000 | \$ 81,152.22 | 81,152.22 | 79,630.64 |
| 8 | 1440 Site Acquisition | \$ - | \$ - | - | - |
| 9 | 1450 Site Improvement | \$ 30,000 | \$ 20,993.00 | 9,951.00 | 9,951.00 |
| 10 | 1460 Dwelling Structures | \$ 706,841 | \$ 701,608.14 | 644,014.90 | 630,280.40 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 33,000 | \$ 60,798.21 | 60,798.21 | 60,798.21 |
| 12 | 1470 Non-dwelling Structures | \$ 12,000 | \$ 8,921.07 | 184.33 | 184.33 |
| 13 | 1475 Non-dwelling Equipment | \$ 6,000 | \$ 5,457.36 | 5,457.36 | 5,457.36 |
| 14 | 1485 Demolition | \$ - | \$ - | - | - |
| 15 | 1492 Moving to Work Demonstration | \$ - | \$ - | - | - |
| 16 | 1495.1 Relocation Costs | \$ 15,000 | \$ 5,000.00 | - | - |
| 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) | \$ 1,092,841 | \$ 1,098,930.00 | 1,016,558.02 | 1,001,301.94 |
| 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 | | | | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | |
| | | | | Date | |

6/30/2023

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.

EPIC _____

[illegible]

² To be completed for the Performance and Evaluation Report.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-20 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2020 | | |
|--|--|---|----------|----------------------|----------------------|--------------------------------------|-----------------------------|--------------------------------|
| 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 | 1480 | \$ 12,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 4,000.00 | \$ 4,000.00 | \$ 4,000.00 | |
| | | | | | | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 5,042.00 | \$ - | \$ - | |
| | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 11,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 4,000.00 | \$ 2,815.67 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | i.e., community rm furniture |
| | | | | | | | | bench seating, bike racks |
| | | | | \$ - | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 52,000.00 | \$ 20,857.67 | \$ 13,000.00 | \$ 13,000.00 | |
| | Grand Total for AMP Group #1 | | | \$ 548,841.00 | \$ 317,456.31 | \$ 273,005.40 | \$ 273,005.40 | |

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-20 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | | | Federal FFY of Grant: 2020 | |
|--|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------------------|--|
| 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 | 1480 | \$ 12,000.00 | \$ - | \$ - | \$ - | | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | \$ 9,000.00 | | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 2,000.00 | \$ 2,000.00 | \$ 2,000.00 | | |
| | | | | | | | | | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 3,000.00 | \$ - | \$ - | | |
| | | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 11,000.00 | \$ - | \$ - | \$ - | | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 4,000.00 | \$ 3,000.00 | \$ - | \$ - | i.e., sheds/maintenance bldgs. | |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | | \$ - | \$ - | i.e., community rm furniture | |
| | | | | | | | | bench seating, bike racks | |
| | | | | | | \$ - | \$ - | | |
| | | | | | | | | | |
| | | | | | | \$ - | \$ - | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Subtotal of costs | | | \$ 52,000.00 | \$ 17,000.00 | \$ 11,000.00 | \$ 11,000.00 | | |
| | Grand Total for AMP Group #2 | | | \$ 152,000.00 | \$ 226,619.29 | \$ 219,619.29 | \$ 219,619.29 | | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-20 CFFP (Yes/No): No | | | | 2020 | | |
| | | 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 | |
| PA039000013P | | | | | | | | |
| PA39-3 | | | | | | | | |
| Luxemburg Manor | | | | | | | | |
| (30 Units) | | | | | | | | |
| PA39-4 | Community windows/doors/flooring | 1460 | 1480 | \$ 75,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| Lee Haven Towers | Interior Drain Replacement | 1460 | 1480 | \$ - | \$ 15,500.00 | \$ 15,500.00 | \$ 15,500.00 | funge 2022 |
| (60 units) | Interior Drain ACM Removal | 1460 | 1480 | \$ - | \$ 6,077.00 | \$ 6,077.00 | \$ 6,077.00 | " " |
| | A&E Expense | | | | | | | |
| | Appliance | 1465.1 | 1480 | \$ - | \$ 1,680.00 | \$ 1,680.00 | \$ 1,680.00 | |
| | Non Dwelling Equip | 1475 | 1480 | \$ - | \$ 2,728.68 | \$ 2,728.68 | \$ 2,728.68 | |
| PA39-5 | Flooring Replacement Project | 1460 | 1480 | \$ - | \$ 47,706.80 | \$ 47,706.80 | \$ 47,706.80 | funge 2024 |
| Warren Manor | Appliance | 1465.1 | 1480 | \$ - | \$ 2,520.00 | \$ 2,520.00 | \$ 2,520.00 | |
| (61 units) | Air Monitoring/Testing AGX | 1430 | 1480 | \$ - | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-7 | Air Handler Replacement | 1460 | 1480 | \$ 50,000.00 | \$ 137,345.00 | \$ 137,345.00 | \$ 123,610.50 | |
| FriendshipApts. | A&E | 1430 | 1480 | \$ - | \$ 6,166.00 | \$ 6,166.00 | \$ 6,166.00 | |
| (50 units) | Generator | 1460 | 1480 | \$ - | \$ 59,431.53 | \$ 59,431.53 | \$ 59,431.53 | funge 2023 |
| | Generator Permit | 1430 | 1480 | \$ - | \$ 524.50 | \$ 524.50 | \$ 524.50 | |
| | A&E Air Make-Up | 1430 | 1480 | \$ - | \$ 8,694.78 | \$ 8,694.78 | \$ 7,173.20 | |
| | Non Dwelling Equipment | 1475 | 1480 | \$ - | \$ 2,728.68 | \$ 2,728.68 | \$ 2,728.68 | |
| | Subtotal of costs | | | \$ 125,000.00 | \$ 319,102.97 | \$ 294,102.97 | \$ 278,846.89 | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-20 CFFP (Yes/No): No | | | | 2020 | | |
| | | 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 | |
| PA039000013P | | | | | | | | |
| AMP Group #3 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | 1480 | \$ 12,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 13,394.56 | \$ 13,394.56 | \$ 13,394.56 | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 1,435.80 | \$ 1,435.80 | \$ 1,435.80 | |
| | | | | | | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 3,000.00 | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ 11,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 4,000.00 | \$ 2,921.07 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | i.e., community rm furniture bench seating, bike racks |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 52,000.00 | \$ 20,751.43 | \$ 14,830.36 | \$ 14,830.36 | |
| | Grand Total for AMP Group #3 | | | \$ 177,000.00 | \$ 339,854.40 | \$ 308,933.33 | \$ 293,677.25 | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 140,000.00 | \$ 140,000.00 | \$ 140,000.00 | \$ 140,000.00 | |
| | Capital Fund Program Fee | 1410 | | \$ 75,000.00 | \$ 75,000.00 | \$ 75,000.00 | \$ 75,000.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | | |
|--|-----|---|----------------------|----------------------|---|--------------|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-21 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2021 | |
| 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 6/30/2023 <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) ³ | \$ 179,316 | 179,316.00 | 179,316.00 | 179,316.00 |
| 3 | | 1408 Management Improvements | \$ - | 0.00 | 0.00 | 0.00 |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | \$ 84,000 | 84,000.00 | 84,000.00 | 84,000.00 |
| 5 | | 1411 Audit | \$ - | 0.00 | 0.00 | 0.00 |
| 6 | | 1415 Liquidated Damages | \$ - | 0.00 | 0.00 | 0.00 |
| 7 | | 1430 Fees and Costs | \$ 87,000 | 149,087.32 | 149,087.32 | 122,301.30 |
| 8 | | 1440 Site Acquisition | \$ - | 0.00 | 0.00 | 0.00 |
| 9 | | 1450 Site Improvement | \$ 54,452 | 364,710.68 | 325,021.00 | 325,021.00 |
| 10 | | 1460 Dwelling Structures | \$ 727,611 | 389,208.92 | 369,206.00 | 318,095.00 |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | \$ 60,000 | 32,552.90 | 32,552.90 | 32,552.90 |
| 12 | | 1470 Non-dwelling Structures | \$ 12,000 | 0.00 | 0.00 | 0.00 |
| 13 | | 1475 Non-dwelling Equipment | \$ 6,000 | 11,503.18 | 11,503.18 | 11,503.18 |
| 14 | | 1485 Demolition | \$ - | 0.00 | 0.00 | 0.00 |
| 15 | | 1492 Moving to Work Demonstration | \$ - | 0.00 | 0.00 | 0.00 |
| 16 | | 1495.1 Relocation Costs | \$ 10,000 | 10,000.00 | 0.00 | 0.00 |
| 17 | | 1499 Development Activities ⁴ | \$ - | 0.00 | 0.00 | 0.00 |
| 18 | | 1501 Collateralization of Dept Service paid by PHA | \$ - | 0.00 | 0.00 | 0.00 |
| 18a | | 9000 Collateralization of Debt Service paid Via System of Direct Payment | \$ - | 0.00 | 0.00 | 0.00 |
| 19 | | 1502 Contingency (may not exceed 8% of line 20) | \$ - | 0.00 | 0.00 | 0.00 |
| 21 | | Amount of Annual Grant: (sum of lines 2-19) | \$ 1,220,379 | 1,220,379.00 | 1,150,686.40 | 1,072,789.38 |
| 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 | | | | |
| Signature of Executive Director | | | Date | | Signature of Public Housing Director | |
| | | | | | Date | |

6/30/2023

- 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.

[illegible]

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

[illegible]

² To be completed for the Performance and Evaluation Report.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-21 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | | | Federal FFY of Grant: 2021 | |
|--|--|---|----------|----------------------|----------------------|------------------------------|-----------------------------|--------------------------------------|--|
| 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 | 1480 | \$ 16,000.00 | \$ - | \$ - | \$ - | | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 4,355.84 | \$ 4,355.84 | \$ 4,355.84 | | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 | | |
| | | | | | | | | | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 14,433.00 | \$ - | \$ - | \$ - | | |
| | | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 20,000.00 | \$ - | \$ - | \$ - | | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 4,000.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. | |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | i.e., community rm furniture | |
| | | | | | | | | bench seating, bike racks | |
| | | | | | \$ - | \$ - | \$ - | | |
| | | | | | \$ - | \$ - | \$ - | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | Subtotal of costs | | | \$ 69,433.00 | \$ 7,355.84 | \$ 7,355.84 | \$ 7,355.84 | | |
| | Grand Total for AMP Group #2 | | | \$ 289,433.00 | \$ 29,973.24 | \$ 29,973.24 | \$ 29,973.24 | | |

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|--|---|--|----------|----------------------|----------------------|--------------------------------------|--------------------------------|----------------------------|
| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-21 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2021 | | |
| 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 | |
| | Exterior Sanitary Drain Repl (21/22) | 1450 | 1480 | \$ - | \$ 315,000.00 | \$ 315,000.00 | \$ - | |
| PA039000013P | A&E | 1430 | 1450 | \$ - | \$ 52,212.00 | \$ 52,212.00 | \$ 46,533.20 | |
| PA39-3 | Appliances | 1465.1 | 1480 | | | | | |
| Luxemburg Manor | Concrete Catch Basin repair | 1450 | 1480 | \$ - | \$ 6,582.00 | \$ 6,582.00 | \$ 6,582.00 | |
| (30 Units) | Exterior Sanitary Drain Repl (21/22) | 1450 | 1480 | \$ - | \$ (315,000.00) | \$ (315,000.00) | \$ - | |
| | Exterior Sanitary Drain Repl (21/22) | 1450 | 1480 | \$ - | \$ 315,000.00 | \$ 315,000.00 | \$ 315,000.00 | |
| | | | | | | | | |
| PA39-4 | Appliances | 1465.1 | 1480 | \$ - | \$ 7,551.98 | \$ 7,551.98 | \$ 7,551.98 | |
| Lee Haven Towers | | | | | | | | |
| (60 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-5 | Upgrade Kitchens | 1460 | 1480 | \$ 100,000.00 | \$ - | \$ - | \$ - | |
| Warren Manor | Flooring Upgrade/Common Areas | 1460 | 1480 | \$ 25,000.00 | \$ 2,000.00 | \$ - | \$ - | carryover/additional areas |
| (61 units) | Appliances | 1465.1 | 1480 | \$ - | \$ 4,466.00 | \$ 4,466.00 | \$ 4,466.00 | |
| | NonDwelling Equipment | 1475 | 1480 | \$ - | \$ 3,555.76 | \$ 3,555.76 | \$ 3,555.76 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-7 | Entrance Area / Concrete | 1450 | 1480 | \$ 11,153.00 | \$ 7,941.00 | \$ - | \$ - | |
| FriendshipApts. | Appliances | 1465.1 | 1480 | \$ - | \$ 2,170.99 | \$ 2,170.99 | \$ 2,170.99 | |
| (50 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 136,153.00 | \$ 86,479.73 | \$ 76,538.73 | \$ 385,859.93 | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-21 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2021 | | |
| 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 | 1480 | \$ 16,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 4,372.48 | \$ 4,372.48 | \$ 4,372.48 | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 2,803.08 | \$ 2,803.08 | \$ 2,473.97 | |
| | | | | | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 14,433.00 | \$ 31,748.68 | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 4,000.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | i.e., community rm furniture bench seating, bike racks |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 69,433.00 | \$ 38,924.24 | \$ 7,175.56 | \$ 6,846.45 | |
| | Grand Total for AMP Group #3 | | | \$ 205,586.00 | \$ 125,403.97 | \$ 83,714.29 | \$ 392,706.38 | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 179,316.00 | \$ 179,316.00 | \$ 179,316.00 | \$ 179,316.00 | |
| | Capital Fund Program Fee | 1410 | | \$ 84,000.00 | \$ 84,000.00 | \$ 84,000.00 | \$ 84,000.00 | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

[illegible]

form HUD-50075.1 (4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | |
|--|--|---|----------------------|---|---|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-22 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2022 |
| 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 6/30/2023 <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) ³ | \$ 179,316 | 179,316.00 | 179,316.00 | 179,316.00 |
| 3 | 1408 Management Improvements | \$ - | 0.00 | 0.00 | 0.00 |
| 4 | 1410 Administration (may not exceed 10% of line 21) | \$ 84,000 | 84,000.00 | 84,000.00 | 63,000.00 |
| 5 | 1411 Audit | \$ - | 0.00 | 0.00 | 0.00 |
| 6 | 1415 Liquidated Damages | \$ - | 0.00 | 0.00 | 0.00 |
| 7 | 1430 Fees and Costs | \$ 87,000 | 178,932.00 | 152,740.10 | 14,707.11 |
| 8 | 1440 Site Acquisition | \$ - | 0.00 | 0.00 | 0.00 |
| 9 | 1450 Site Improvement | \$ 690,693 | 523,127.00 | 69,142.91 | 69,142.91 |
| 10 | 1460 Dwelling Structures | \$ 355,131 | 430,765.00 | 216,080.06 | 19,750.06 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | \$ 15,000 | 19,865.00 | 19,865.00 | 19,865.00 |
| 12 | 1470 Non-dwelling Structures | \$ 18,000 | 13,135.00 | 0.00 | 0.00 |
| 13 | 1475 Non-dwelling Equipment | \$ - | 0.00 | 0.00 | 0.00 |
| 14 | 1485 Demolition | \$ - | 0.00 | 0.00 | 0.00 |
| 15 | 1492 Moving to Work Demonstration | \$ - | 0.00 | 0.00 | 0.00 |
| 16 | 1495.1 Relocation Costs | \$ - | 0.00 | 0.00 | 0.00 |
| 17 | 1499 Development Activities ⁴ | \$ - | 0.00 | 0.00 | 0.00 |
| 18 | 1501 Collateralization of Dept Service paid by PHA | \$ - | 0.00 | 0.00 | 0.00 |
| 18a | 9000 Collateralization of Debt Service paid Via System of Direct Payment | \$ - | 0.00 | 0.00 | 0.00 |
| 19 | 1502 Contingency (may not exceed 8% of line 20) | \$ - | 0.00 | 0.00 | 0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2-19) | \$ 1,429,140 | 1,429,140.00 | 721,144.07 | 365,781.08 |
| 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 | | | | |
| Signature of Executive Director | | Date | | Signature of Public Housing Director | |
| | | | | Date | |

6/30/2023

- 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 Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-22 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2022 | | |
| 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 | Repl. Interior Drains (& waterlines) cont. | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| Armstrong Court | Kitchens/Bathroom Reno | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| (56 Units) | A&E | 1430 | 1480 | \$ - | \$ 39,958.00 | \$ 39,958.00 | \$ 4,697.50 | |
| | Exterior Renovations | 1460 | 1480 | \$ 6,000.00 | \$ 6,000.00 | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 3,055.00 | \$ 3,055.00 | \$ 3,055.00 | |
| | Boiler & Water Heater MC1 | 1460 | 1480 | \$ - | \$ 142,515.00 | \$ 142,515.00 | \$ - | |
| | Boiler & Water Heater PC1 | 1460 | 1480 | \$ - | \$ 68,250.00 | \$ 68,250.00 | \$ 14,435.00 | |
| | A&E Environmental Services | 1430 | 1480 | \$ - | \$ 2,218.00 | \$ 2,218.00 | \$ 929.20 | |
| | Permit fee | 1430 | 1480 | \$ - | \$ 4,034.10 | \$ 4,034.10 | \$ 4,034.10 | |
| PA39-2A | | | | | | | | |
| Parkview Apartmn | Appliances | 1465.1 | 1480 | \$ - | \$ 1,651.00 | \$ 1,651.00 | \$ 1,651.00 | |
| (38 Units) | Exterior Lighting | 1450 | 1480 | \$ - | \$ 3,409.20 | \$ 3,409.20 | \$ 3,409.20 | |
| PA39-6B | | | | | | | | |
| S. McKean Way | Storm Door Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| (16 Units) | A&E | | | | | | | |
| | Appliances | | | | | | | |
| | Exterior Lighting | 1450 | 1480 | \$ - | \$ 2,001.21 | \$ 2,001.21 | \$ 2,001.21 | |
| AMP 11 | | | | | | | | |
| | Exterior Lighting | 1450 | 1480 | \$ 10,000.00 | \$ 4,285.67 | \$ - | \$ - | |
| | Boilers/Tanks/Heating | 1450 | 1480 | \$ 30,000.00 | \$ 10,332.00 | \$ - | \$ - | |
| | Plumbing | 1450 | 1480 | \$ 5,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Trash Chutes/Compactors | 1450 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| | Elevator Renovation/repair | 1450 | 1480 | \$ 77,000.00 | \$ 77,000.00 | \$ - | \$ - | |
| | NonRoutine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ 5,315.06 | \$ 5,315.06 | \$ 5,315.06 | |
| Subtotal of Costs | | | | \$ 181,000.00 | \$ 400,024.24 | \$ 272,406.57 | \$ 39,527.27 | |

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.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-22 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2022 | | |
|--|---|---|----------|----------------------|----------------------|--------------------------------------|--------------------------------|--------------------------------|
| 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 | 1480 | \$ 16,000.00 | \$ 2,191.90 | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 5,000.00 | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 3,000.00 | \$ - | \$ - | |
| | | | | | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 6,000.00 | \$ 5,135.00 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 50,000.00 | \$ 25,326.90 | \$ - | \$ - | |
| | Grand Total for AMP Group #1 | | | \$ 231,000.00 | \$ 425,351.14 | \$ 272,406.57 | \$ 39,527.27 | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-22 CFFP (Yes/No): No | | | | 2022 | | |
| | | 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 | |
| PA039000012P | Replace Gas Lines & Risers | 1450 | 1480 | \$ 18,932.00 | \$ 3,000.00 | \$ - | \$ - | |
| PA39-1B | | | | | | | | |
| Allegheny Manor | A&E | | | | | | | |
| (34 units) | Appliances | | | | | | | |
| | | | | | | | | |
| PA39-6A | Upgrade VCT Flooring 1st Fl Common | 1460 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | cont. |
| Garden Towers | A&E | 1430 | 1480 | \$ - | \$ 35,076.00 | \$ 35,076.00 | \$ 1,632.24 | |
| (98 units) | Appliances | 1465.1 | 1480 | \$ - | \$ 3,055.00 | \$ 3,055.00 | \$ 3,055.00 | |
| | Emergency Call Upgrade | 1460 | 1480 | \$ 9,000.00 | \$ 9,000.00 | \$ - | \$ - | |
| | Community Room Exit Door | 1460 | 1480 | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-8 | Repl Apartment Doors | 1460 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | cont.. |
| Freeport Towers | Front Entrance Doors | 1460 | 1480 | \$ 5,131.00 | \$ - | \$ - | \$ - | |
| (84 units) | A&E | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 3,055.00 | \$ 3,055.00 | \$ 3,055.00 | |
| | | | | | | | | |
| | Exterior Lighting | 1450 | 1480 | \$ 10,000.00 | \$ 4,285.67 | \$ - | \$ - | |
| | Boilers/Tanks/Heating | 1450 | 1480 | \$ 30,000.00 | \$ 10,332.00 | \$ - | \$ - | |
| | Plumbing | 1450 | 1480 | \$ 5,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Trash Chutes/Compactors | 1450 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| | Elevator Renovation/repair | 1450 | 1480 | \$ 77,000.00 | \$ 129,000.00 | \$ - | \$ - | |
| | Non Routine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ 4,684.94 | | | |
| | Subtotal of Costs | | | \$ 218,063.00 | \$ 236,488.61 | \$ 41,186.00 | \$ 7,742.24 | |

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.

[illegible]

² To be completed for the Performance and Evaluation Report.

| Part II: Supporting Pages | | | | | | | | |
|--|---|--|----------|----------------------|----------------------|--------------------------------------|--------------------------------|----------------|
| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-22 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2022 | | |
| 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 | Site Lighting | 1450 | 1480 | \$ 25,000.00 | \$ 3,323.30 | \$ 3,323.30 | \$ 3,323.30 | |
| PA39-3 | Replace Gas Lines & Risers | 1450 | 1480 | \$ 20,000.00 | \$ 3,000.00 | \$ - | \$ - | |
| Luxemburg Manor | Plumbing | 1450 | 1480 | \$ 20,000.00 | \$ - | \$ - | \$ - | |
| (30 Units) | A&E | 1430 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 838.00 | \$ 838.00 | \$ 838.00 | |
| | Exterior Sanitary Drain Repl (21/22) | 1450 | 1480 | \$ 208,761.00 | \$ 57,000.00 | \$ 57,000.00 | \$ 57,000.00 | |
| PA39-4 | Sewer/Rooftop drain repl or repair | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| Lee Haven Towers | Exterior Restoration | 1460 | 1480 | \$ 35,000.00 | \$ 35,000.00 | \$ - | \$ - | |
| (60 units) | A&E + Environmental Services | 1430 | 1480 | \$ - | \$ 36,376.00 | \$ 36,376.00 | \$ 1,781.83 | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 3,869.00 | \$ 3,869.00 | \$ 3,869.00 | |
| | Exterior Lighting | 1450 | 1480 | \$ - | \$ 3,409.20 | \$ 3,409.20 | \$ 3,409.20 | |
| PA39-5 | Upgrade Kitchens | 1460 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | cont. |
| Warren Manor | Exterior Restoration | 1460 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| (61 units) | Fire Supression/Alarm System | 1460 | 1480 | \$ 50,000.00 | \$ - | \$ - | \$ - | |
| | A&E | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 1,040.00 | \$ 1,040.00 | \$ 1,040.00 | |
| PA39-7 | Interior Lighting/Electrical Upgrade | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| FriendshipApts. | Exterior Restoration | 1460 | 1480 | \$ 40,000.00 | \$ 15,000.00 | \$ - | \$ - | |
| (50 units) | Entrance Door Replacement | 1460 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| | A&E | 1430 | 1480 | \$ - | \$ 35,078.00 | \$ 35,078.00 | \$ 1,632.24 | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ 3,302.00 | \$ 3,302.00 | \$ 3,302.00 | |
| | Subtotal of costs | | | \$ 173,000.00 | \$ 292,235.50 | \$ 144,235.50 | \$ 76,195.57 | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-22 CFFP (Yes/No): No | | | | 2022 | | |
| | | 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 | |
| | | | | | | | | |
| PA039000013P | | | | | | | | |
| AMP Group #3 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | 1480 | \$ 16,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 5,000.00 | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 3,000.00 | \$ - | \$ - | |
| | | | | | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 6,000.00 | \$ 4,000.00 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ - | \$ - | \$ - | \$ - | i.e., community rm furniture |
| | | | | | | | | bench seating, bike racks |
| AMP 13 | Site Utilities | 1450 | 1480 | \$ 65,000.00 | \$ 6,000.00 | \$ - | \$ - | |
| | Exterior Lighting | 1450 | 1480 | \$ 10,000.00 | \$ 4,285.75 | \$ - | \$ - | |
| | Boilers/Tanks/Heating | 1450 | 1480 | \$ 30,000.00 | \$ 10,332.00 | \$ - | \$ - | |
| | NonRoutine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ 5,000.00 | \$ - | \$ - | |
| | Trash Chutes/Compactors | 1450 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| | Elevator Renovation/repair | 1450 | 1480 | \$ 10,000.00 | \$ 132,131.00 | \$ - | \$ - | |
| | Plumbing | 1450 | 1480 | \$ - | \$ 10,000.00 | | | |
| | Subtotal of costs | | | \$ 173,000.00 | | | | |
| | Grand Total for AMP Group 3 | | | \$ 346,000.00 | | | | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 179,316.00 | \$ 179,316.00 | \$ 179,316.00 | \$ 179,316.00 | |
| | Capital Fund Program Fee | 1410 | | \$ 84,000.00 | \$ 84,000.00 | \$ 84,000.00 | \$ 63,000.00 | |
| | | | | | | | | |
| | | | | | | | | |

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.

[illegible]

form HUD-50075.1 (4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | | |
|--|-----|---|----------------------|----------------------|---|------------|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-23 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2023 | |
| 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 6/30/2023 <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) ³ | \$ 215,000 | \$ 215,000 | \$ 215,000 | \$ 215,000 |
| 3 | | 1408 Management Improvements | \$ - | \$ - | \$ - | \$ - |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | \$ 108,000 | \$ 108,000 | \$ - | \$ - |
| 5 | | 1411 Audit | \$ - | \$ - | \$ - | \$ - |
| 6 | | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - |
| 7 | | 1430 Fees and Costs | \$ 114,000 | \$ 114,000 | \$ - | \$ - |
| 8 | | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - |
| 9 | | 1450 Site Improvement | \$ 359,342 | \$ 359,342 | \$ - | \$ - |
| 10 | | 1460 Dwelling Structures | \$ 624,051 | \$ 624,051 | \$ - | \$ - |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | \$ 30,000 | \$ 30,000 | \$ - | \$ - |
| 12 | | 1470 Non-dwelling Structures | \$ 9,000 | \$ 9,000 | \$ - | \$ - |
| 13 | | 1475 Non-dwelling Equipment | \$ 6,000 | \$ 6,000 | \$ - | \$ - |
| 14 | | 1485 Demolition | \$ - | \$ - | \$ - | \$ - |
| 15 | | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - |
| 16 | | 1495.1 Relocation Costs | \$ - | \$ - | \$ - | \$ - |
| 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) | \$ 1,465,393 | \$ 1,465,393 | \$ 215,000 | \$ 215,000 |
| 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 | | | | |
| Signature of Executive Director | | | Date | | Signature of Public Housing Director | |
| | | | | | Date | |

06 30 2023

- 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 Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-23 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2023 | | |
| 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 | Exterior Restoration | 1460 | 1480 | \$ 42,253.00 | \$ 42,253.00 | \$ - | \$ - | |
| PA39-1A | Int Drains,water,kitchens,baths cont. | 1460 | 1480 | \$ 40,000.00 | \$ 40,000.00 | \$ - | \$ - | |
| Armstrong Court | | | | | | | | |
| (56 Units) | A&E | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| | Relocation | 1495.1 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| PA39-2A | | | | | | | | |
| Parkview Apartmn | | | | | | | | |
| (38 Units) | A&E | | | | | | | |
| | Appliances | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-6B | | | | | | | | |
| S. McKean Way | | | | | | | | |
| (16 Units) | Appliances | | | | | | | |
| | | | | | | | | |
| AMP 11 | Non Routine Vacancy Prep (H/C flooring) | 1460 | 1480 | \$ 5,198.00 | \$ 5,198.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Elevator Repairs, Reno,Upgrades | 1450 | 1480 | \$ 33,000.00 | \$ 33,000.00 | \$ - | \$ - | |
| | Emergency Generator Repl | 1450 | 1480 | \$ 30,000.00 | \$ 30,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Costs | | | \$ 150,451.00 | \$ 150,451.00 | \$ - | \$ - | |

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.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-23 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2023 | | |
|--|--|---|----------|----------------------|----------------------|--------------------------------------|-----------------------------|--------------------------------|
| 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 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 9,000.00 | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 4,000.00 | \$ - | \$ - | |
| | | | | | | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 20,000.00 | \$ 20,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 3,000.00 | \$ 3,000.00 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ 2,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 73,000.00 | \$ 73,000.00 | \$ - | \$ - | |
| | Grand Total for AMP Group #1 | | | \$ 223,451.00 | \$ 223,451.00 | \$ - | \$ - | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-23 CFFP (Yes/No): No | | | | 2023 | | |
| | | 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 | |
| PA039000012P | | | | | | | | |
| PA39-1B | Appliances | | | | | | | |
| Allegheny Manor | A&E | | | | | | | |
| (34 units) | Appliances | | | | | | | |
| | Gas Risers/Service | 1450 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| PA39-6A | Community Area Flooring | 1460 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| Garden Towers | Heating System / Boilers | 1460 | 1480 | \$ 190,000.00 | \$ 190,000.00 | \$ - | \$ - | |
| (98 units) | Appliances | | | | | | | |
| | Kitchens & Baths | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | A&E | | | | | | | |
| PA39-8 | A&E | | | | | | | |
| Freeport Towers | Appliances | | | | | | | |
| (84 units) | Apartment Doors | 1460 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| AMP 12 | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Elevators Repairs, Reno,Upgrades | 1450 | 1480 | \$ 33,000.00 | \$ 33,000.00 | \$ - | \$ - | |
| | Emergency Generator Repl | 1450 | 1480 | \$ 30,000.00 | \$ 30,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Costs | | | \$ 308,000.00 | \$ 308,000.00 | \$ - | \$ - | |

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.

[illegible]

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-23 CFFP (Yes/No): No | | | | 2023 | | |
| | | 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 | |
| PA039000013P | A&E | | | | | | | |
| PA39-3 | Appliances | | | | | | | |
| Luxemburg Manor | Concrete sidewalks, curbs, paving | 1450 | 1480 | \$ 100,342.00 | \$ 100,342.00 | \$ - | \$ - | |
| (30 Units) | Gas Risers/Service | 1450 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| PA39-4 | A&E | | | | | | | |
| Lee Haven Towers | Appliances | | | | | | | |
| (60 units) | Stoves; Repl or convert; add supression | 1460 | 1480 | \$ 71,600.00 | \$ 71,600.00 | \$ - | \$ - | |
| | | | | | | | | |
| PA39-5 | A&E | | | | | | | |
| Warren Manor | Appliances | | | | | | | |
| (61 units) | Electric Upgrade | 1460 | 1480 | \$ 15,000.00 | \$ 15,000.00 | \$ - | \$ - | |
| | Interior Lighting | 1460 | 1480 | \$ 15,000.00 | \$ 15,000.00 | \$ - | \$ - | |
| | Interior Sanitary Drain | 1460 | 1480 | \$ 150,000.00 | \$ 150,000.00 | \$ - | \$ - | |
| | First Floor Drainage (moisture) | 1460 | 1480 | \$ 50,000.00 | \$ 50,000.00 | \$ - | \$ - | |
| PA39-7 | A&E | | | | | | | |
| FriendshipApts. | Appliances | | | | | | | |
| (50 units) | | | | | | | | |
| | | | | | | | | |
| AMP 13 | Elevator Repairs, Reno, Upgrades | 1450 | 1480 | \$ 33,000.00 | \$ 33,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Emergency Generator Repl | 1450 | 1480 | \$ 30,000.00 | \$ 30,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 63,000.00 | \$ 63,000.00 | \$ - | \$ - | |

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.

| | | | | | | | | |
|--|--|---|----------|----------------------|----------------------|--------------------------------------|-----------------------------|--------------------------------|
| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-23 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2023 | | |
| 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 | 1480 | \$ 25,000.00 | \$ 25,000.00 | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ 9,000.00 | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ 4,000.00 | \$ - | \$ - | |
| | | | | | | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ 10,000.00 | \$ 10,000.00 | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 3,000.00 | \$ 3,000.00 | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ 2,000.00 | \$ - | \$ - | i.e., community rm furniture |
| | | | | | | | | bench seating, bike racks |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 63,000.00 | \$ 63,000.00 | | | |
| | Grand Total for AMP Group 3 | | | \$ 126,000.00 | \$ 126,000.00 | | | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 215,000.00 | \$ 215,000.00 | \$ 215,000.00 | \$ 215,000.00 | |
| | Capital Fund Program Fee | 1410 | | \$ 108,000.00 | \$ 108,000.00 | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |

² To be completed for the Performance and Evaluation Report.

[illegible]

form HUD-50075.1 (4/2008)

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 06/30/2017

| Part I: Summary | | | | | | |
|---|-----|---|----------------------|----------------------|---|----------|
| PHA Name: Housing Authority County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-24 Replacement Housing Factor Grant No: Date of CFFP: | | | Federal FY of Grant: FFY of Grant Approval: 2024 | |
| Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserver for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending <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) ³ | \$ 179,316 | \$ - | \$ - | \$ - |
| 3 | | 1408 Management Improvements | \$ - | \$ - | \$ - | \$ - |
| 4 | | 1410 Administration (may not exceed 10% of line 21) | \$ 96,000 | \$ - | \$ - | \$ - |
| 5 | | 1411 Audit | \$ - | \$ - | \$ - | \$ - |
| 6 | | 1415 Liquidated Damages | \$ - | \$ - | \$ - | \$ - |
| 7 | | 1430 Fees and Costs | \$ 114,000 | \$ - | \$ - | \$ - |
| 8 | | 1440 Site Acquisition | \$ - | \$ - | \$ - | \$ - |
| 9 | | 1450 Site Improvement | \$ 128,000 | \$ - | \$ - | \$ - |
| 10 | | 1460 Dwelling Structures | \$ 888,077 | \$ - | \$ - | \$ - |
| 11 | | 1465.1 Dwelling Equipment—Nonexpendable | \$ 45,000 | \$ - | \$ - | \$ - |
| 12 | | 1470 Non-dwelling Structures | \$ 9,000 | \$ - | \$ - | \$ - |
| 13 | | 1475 Non-dwelling Equipment | \$ 6,000 | \$ - | \$ - | \$ - |
| 14 | | 1485 Demolition | \$ - | \$ - | \$ - | \$ - |
| 15 | | 1492 Moving to Work Demonstration | \$ - | \$ - | \$ - | \$ - |
| 16 | | 1495.1 Relocation Costs | \$ - | \$ - | \$ - | \$ - |
| 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) | \$ 1,465,393 | \$ - | \$ - | \$ - |
| 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 | | | | |
| Signature of Executive Director | | | Date | | Signature of Public Housing Director | |
| | | | | | Date | |

7/3/2023

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 Authority of the County of Armstrong | | Grant Type and Number Capital Fund Program Grant No: PA28P039 501-24 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | Federal FFY of Grant: 2024 | | |
| 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 | Exterior Restoration | 1460 | 1480 | \$ 6,000.00 | \$ - | \$ - | \$ - | |
| PA39-1A | Int Drains,water,kitchens,baths cont. | 1460 | 1480 | \$ 41,253.00 | \$ - | \$ - | \$ - | |
| Armstrong Court (56 Units) | A&E | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| | Relocation | 1495.1 | 1480 | \$ - | \$ - | \$ - | \$ - | |
| PA39-2A | Kitchens & Bath renovations | 1460 | 1480 | \$ 50,000.00 | \$ - | \$ - | \$ - | |
| Parkview Apartmn (38 Units) | A&E | | | | | | | |
| | Appliances | | | | | | | |
| | | | | | | | | |
| PA39-6B | Replace Interior Doors | 1460 | 1480 | \$ 40,000.00 | \$ - | \$ - | \$ - | |
| S. McKean Way (16 Units) | Furnace Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Appliances | | | | | | | |
| AMP 11 | Non Routine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Lighting (Interior & Exterior) | 1460 | 1480 | \$ 7,000.00 | \$ - | \$ - | \$ - | |
| | Boilers/tanks/pumps/heating | 1460 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | Site Utilities | 1450 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Window Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Upgrade doors/Power Access | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of Costs | | | \$ 219,253.00 | \$ - | \$ - | \$ - | |

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.

[illegible]

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-24 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2024 | | |
| 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 | Porch/stoops & railings | 1460 | 1480 | \$ 55,000.00 | \$ - | \$ - | \$ - | |
| PA39-1B | Appliances | | | | | | | |
| Allegheny Manor | A&E | | | | | | | |
| (34 units) | Appliances | | | | | | | |
| | Kitchens & Baths & Drains | 1460 | 1480 | \$ 101,733.00 | \$ - | \$ - | \$ - | |
| | Furnace Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| PA39-6A | | | | | | | | |
| Garden Towers | | | | | | | | |
| (98 units) | Appliances | | | | | | | |
| | A&E | | | | | | | |
| PA39-8 | A&E | | | | | | | |
| Freeport Towers | Appliances | | | | | | | |
| (84 units) | Kitchens & Baths & Drains | 1460 | 1480 | \$ 38,970.00 | \$ - | \$ - | \$ - | |
| | Apartment Lighting | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Boiler Room Door/Entrance | 1460 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | |
| | Add/Expand Management Office | 1460 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | |
| AMP 12 | Exterior Restoration | 1460 | 1480 | \$ 6,000.00 | \$ - | \$ - | \$ - | |
| | Exterior & Interior Lighting | 1450 | 1480 | \$ 7,000.00 | \$ - | \$ - | \$ - | |
| | Boilers/tanks/pumps/heating | 1450 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | |
| | Site Utilities/waer.gas.drains | 1450 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Interior Drains & Waterlines | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Window Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Non Routine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Upgrade Doors/Power Access | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Subtotal of Costs | | | \$ 326,703.00 | \$ - | \$ - | \$ - | |

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.

| PHA Name: Housing Authority of the County of Armstrong | | Grant Type and Number | | | | Federal FFY of Grant: | | |
|--|---|--------------------------------------|----------|----------------------|----------------------|---------------------------------|--------------------------------|--------------------------------|
| | | Capital Fund Program Grant No: | | PA28P039 501-24 | CFFP (Yes/No): | No | 2024 | |
| | | 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 | |
| | | | | | | | | |
| PA039000012P | | | | | | | | |
| AMP Group #2 | | | | | | | | |
| | Fees & Costs | | | | | | | |
| | Architect & Engineering fees | 1430 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ - | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 30,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | Appliances | 1465.1 | 1480 | \$ 15,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 88,000.00 | \$ - | \$ - | \$ - | |
| | Grand Total for AMP Group #2 | | | \$ 414,703.00 | \$ - | \$ - | \$ - | |

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 Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-24 CFFP (Yes/No): No | | | | 2024 | | |
| | | 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 | |
| PA039000013P | A&E | | | | | | | |
| PA39-3 | Appliances | | | | | | | |
| Luxemburg Manor | Kitchens & Baths & Drains | 1460 | 1480 | \$ 200,000.00 | \$ - | \$ - | \$ - | |
| (30 Units) | Furnace Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| PA39-4 | A&E | | | | | | | |
| Lee Haven Towers | Appliances | | | | | | | |
| (60 units) | Interior Lighting | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Replace Windows | 1460 | 1480 | \$ 40,000.00 | \$ - | \$ - | \$ - | |
| PA39-5 | A&E | | | | | | | |
| Warren Manor | Appliances | | | | | | | |
| (61 units) | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| PA39-7 | A&E | | | | | | | |
| Friendship Apts. | Appliances | | | | | | | |
| (50 units) | Replace Community Room Door | 1460 | 1480 | \$ 12,121.00 | \$ - | \$ - | \$ - | |
| | Community Area Flooring | 1460 | 1480 | \$ 30,000.00 | | | | |
| | | | | | | | | |
| | | | | | | | | |
| AMP 13 | Exterior Restoration | 1450 | 1480 | \$ 6,000.00 | \$ - | \$ - | \$ - | |
| | Exterior & Interior Lighting | 1460 | 1480 | \$ 7,000.00 | \$ - | \$ - | \$ - | |
| | Boilers/tanks/pumps/heating | 1460 | 1480 | \$ 10,000.00 | \$ - | \$ - | \$ - | |
| | Site Utilities/waer.gas.drains | 1450 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Interior Drains & Waterlines | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Window Replacement | 1460 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Non Routine Vacancy Prep | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Upgrade Doors/Power Access | 1460 | 1480 | \$ 5,000.00 | \$ - | \$ - | \$ - | |
| | Subtotal of costs | | | \$ 68,000.00 | \$ - | \$ - | \$ - | |

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: | | Grant Type and Number | | | | Federal FFY of Grant: | | |
| Housing Authority of the County of Armstrong | | Capital Fund Program Grant No: PA28P039 501-24 CFFP (Yes/No): No Replacement Housing Factor Grant No: | | | | 2024 | | |
| 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 | 1480 | \$ 25,000.00 | \$ - | \$ - | \$ - | |
| | Mod Inspector | 1430 | 1480 | \$ 9,000.00 | \$ - | \$ - | \$ - | |
| | Mod Coordinator | 1430 | 1480 | \$ 4,000.00 | \$ - | \$ - | \$ - | |
| | | | | | \$ - | \$ - | \$ - | |
| As Needed | Landscape/paving/concrete work | 1450 | 1480 | \$ 30,000.00 | \$ - | \$ - | \$ - | |
| | Appliances | 1465.1 | 1480 | \$ 15,000.00 | \$ - | \$ - | \$ - | |
| | Non Dwelling Structures | 1470 | 1480 | \$ 3,000.00 | \$ - | \$ - | \$ - | i.e., sheds/maintenance bldgs. |
| | Non Dwelling Equipment | 1475 | 1480 | \$ 2,000.00 | \$ - | \$ - | \$ - | i.e., community rm furniture bench seating, bike racks |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | Subtotal of costs | | | \$ 88,000.00 | | | | |
| | Grand Total for AMP Group 3 | | | \$ 156,000.00 | | | | |
| | | | | | | | | |
| PHA Wide | Operations | 1406 | | \$ 179,316.00 | \$ - | \$ - | \$ - | |
| | Capital Fund Program Fee | 1410 | | \$ 96,000.00 | \$ - | \$ - | \$ - | |
| | | | | | | | | |
| | | | | | | | | |

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):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 2024 | Work Statement for Year 2 FFY 2025 | Work Statement for Year 3 FFY 2026 | Work Statement for Year 4 FFY 2027 | Work Statement for Year 5 FFY 2028 |
| B. | Physical Improvements Subtotal | Annual Statement | \$ 1,116,014 | \$ 1,073,077 | \$ 1,013,393 | \$ 1,050,000 |
| C. | Management Improvements | | | | | |
| D. | PHA-Wide Non-dwelling | | \$ 15,000 | \$ 15,000 | \$ 15,000 | \$ 15,000 |
| E. | Administration | | \$ 108,000 | \$ 108,000 | \$ 108,000 | \$ 108,000 |
| F. | Other | | \$ 114,000 | \$ 90,000 | \$ 114,000 | \$ 114,000 |
| G. | Operations | | \$ 112,379 | \$ 179,316 | \$ 215,000 | \$ 178,393 |
| H. | Demolition | | \$ - | \$ - | \$ - | \$ - |
| I. | Development | | \$ - | \$ - | \$ - | \$ - |
| J. | Capital Fund Financing – Debt Service | | \$ - | \$ - | \$ - | \$ - |
| K. | Total CFP Funds | | \$ 1,465,393 | \$ 1,465,393 | \$ 1,465,393 | \$ 1,465,393 |
| L. | Total Non-CFP Funds | | \$ - | \$ - | \$ - | \$ - |
| M. | Grand Total | | \$ 1,465,393 | \$ 1,465,393 | \$ 1,465,393 | \$ 1,465,393 |

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 2024 | Work Statement for Year 2 FFY 2025 | Work Statement for Year 3 FFY 2026 | Work Statement for Year 4 FFY 2027 | Work Statement for Year 5 FFY 2028 |
| | PA039000011P | Annual Statement | | | | |
| | Armstrong Court 39-1A | | \$ 111,253 | \$ 236,014 | \$ 141,253 | |
| | Parkview Apts 39-2A | | | \$ 306,063 | \$ 121,140 | |
| | S.McKean Way 39-6B | | \$ 111,761 | | | |
| | AMP WIDE 11 | | \$ 281,000 | \$ 177,000 | \$ 255,000 | \$ 350,000 |
| | PA039000012P | | | | | |
| | Allegheny Manor 39-1B | | | | | |
| | Garden Towers 39-6A | | \$ 75,000 | | | |
| | Freeport Towers 39-8 | | | | | |
| | AMP WIDE 12 | | \$ 231,000 | \$ 177,000 | \$ 255,000 | \$ 350,000 |
| | PA039000013P | | \$ - | | | |
| | Luxemburg Manor 39-3 | | | | | |
| | Lee Haven 39-4 | | | | | |
| | Warren Manor 39-5 | | \$ 75,000 | | | |
| | Friendship Apts 39-7 | | | | | |
| | | | | | | |
| | AMP Wide 13 | | \$ 231,000 | \$ 177,000 | \$ 241,000 | \$ 350,000 |
| | | | | | | |
| | | | | | | |
| | TOTAL | | \$ 1,116,014 | \$ 1,073,077 | \$ 1,013,393 | \$ 1,050,000 |

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 2024 | Work Statement for Year 2 FFY 2025 | | | Work Statement for Year 3 FFY 2026 | | |
| | 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 | Armstrong Court | Kitchens & Bathrooms & Drains | \$ 111,253 | PA039000011P | HVAC Repair or Replace | \$ 40,000 |
| Annual | PA039000011P | Flooring/Common Areas&Units | \$ 80,000 | | Air Make Up Repair/Replace | \$ 20,000 |
| Statement | | Sidewalks/Concrete & Landscape | \$ 10,000 | | Exterior Hand Railings | \$ 12,000 |
| | | Appliances | \$ 15,000 | | Emergency Call Systems | \$ 55,000 |
| | | A&E Services | \$ 3,000 | | Fire Alarm Systems | \$ 50,000 |
| | | Relocation | \$ 55,000 | Armstrong Court 39-1A 56 units | H/C Bathroom Flooring | \$ 15,000 |
| | | Replace Kitchen/Bath Countertops | \$ 5,000 | | Interior Drains (multi yr) | \$ 171,014 |
| | | Parking Area Paving/Sealing, etc. | \$ 60,000 | | Relocation | \$ 50,000 |
| | | Roof Repair/Replacement | \$ 20,000 | Parkview 39-2A 38 units | Generator Building Upgrade (Or ReConstruct) | \$ 186,063 |
| | | Ventilation/Dryer | \$ 25,000 | | Window Replacement | \$ 100,000 |
| | | UFAS /Showers | \$ 5,000 | | Patio (Replace Pavers) | \$ 20,000 |
| | S. McKean Way | Bathroom Upgrade | \$ 111,761 | | | |
| | | Concrete Stoops | \$ 5,000 | | | |
| | PA039000012P | Flooring/Common Areas&Units | \$ 80,000 | PA039000012P | HVAC Repair or Replace | \$ 40,000 |
| | | Sidewalks/Concrete & Landscape | \$ 10,000 | | Air Make Up Repair/Replace | \$ 20,000 |
| | | Appliances | \$ 15,000 | | Exterior Hand Railings | \$ 12,000 |
| | | A&E Services | \$ 3,000 | | Emergency Call Systems | \$ 55,000 |
| | | Relocation | \$ 5,000 | | Fire Alarm Systems | \$ 50,000 |
| | | Replace Kitchen/Bath Countertops | \$ 5,000 | | | |
| | | Parking Area Paving/Sealing, etc. | \$ 62,000 | | | |
| | | Roof Repair/Replacement | \$ 20,000 | PA039000013P | HVAS Repair or Replace | \$ 40,000 |
| | | Ventilation/Dryer | \$ 25,000 | | Air Make Up Repair/Replace | \$ 20,000 |
| | | UFAS / Showers | \$ 5,000 | | Exterior Hand Railings | \$ 12,000 |
| | Garden Towers | Bathroom Upgrade | \$ 50,000 | | Emergency Call Systems | \$ 55,000 |
| | | Kitchen Upgrade | \$ 25,000 | | Fire Alarm Systems | \$ 50,000 |
| | PA039000013P | | | | | |
| | | Flooring/Common Areas&Units | \$ 80,000 | | | |
| | | Sidewalks/Concrete & Landscape | \$ 10,000 | | | |
| | | Appliances | \$ 15,000 | | | |
| | | A&E Services | \$ 3,000 | | | |
| | | Relocation | \$ 5,000 | | | |
| | | Replace Kitchen/Bath Countertops | \$ 5,000 | | | |
| | | Parking Area Paving/Sealing, etc. | \$ 62,000 | | | |
| | | Roof Repair/Replacement | \$ 20,000 | | | |
| | | Ventilation/Dryer | \$ 25,000 | | | |
| | | UFAS / Showers | \$ 5,000 | | | |
| | Warren Manor | Bathroom Upgrade | \$ 50,000 | | | |
| | | Utility Closet Doors & Flooring | \$ 25,000 | | | |
| | | | | | | |
| | | Total of 2025 Estimated Cost | \$ 1,116,014.00 | | Total of 2026 Estimated Cost | \$ 1,073,077.00 |

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

| Work Statement For Year 1 FFY 2024 | Work Statement for Year 4 FFY 2027 | | | Work Statement for Year 5 FFY 2028 | | |
|------------------------------------|--|-----------------------------|-----------------|--|--------------------------------|----------------|
| | 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 | HVAC Repair or Replace | \$ 20,000 | PA039000011P | Exterior Restoration | \$ 30,000 |
| Annual | | Air Make Up Repair/Replace | \$ 20,000 | | Flooring/Common areas & Units | \$ 30,000 |
| Statement | | Exterior Hand Railings | \$ 12,000 | | Replace Windows & Doors | \$ 30,000 |
| | | Emergency Call Systems | \$ 30,000 | | Upgrade Kitchens & Baths | \$ 30,000 |
| | | Fire Alarm Systems | \$ 50,000 | | Appliances | \$ 30,000 |
| | | Kitchen/Bathroom Counters | \$ 10,000 | | SidewalksConcrete & Landscape | \$ 15,000 |
| | | Parking Area Paving/Sealing | \$ 33,000 | | Parking Area Pave, Seal, Line | \$ 15,000 |
| | | Emergency Generator Repl | \$ 30,000 | | Roof Repair or Replace | \$ 15,000 |
| | | Sidewalk/concrete/landscape | \$ 20,000 | | HVAC Repair/Replace | \$ 15,000 |
| | | Appliances | \$ 10,000 | | Air Make-up Repair/Replace | \$ 15,000 |
| | | Upgrade Unit Flooring | \$ 20,000 | | Fire Alarm Systems | \$ 15,000 |
| | Armstrong Court 39-1A 56 units | H/C Bathroom Flooring | \$ 15,000 | | Boilers, Tanks, Pumps, Heating | \$ 15,000 |
| | | Interior Drains (multi yr) | \$ 76,253 | | Emergency Generator Repl | \$ 15,000 |
| | | Relocation | \$ 50,000 | | Emergency Call Systems | \$ 15,000 |
| | Parkview 39-2A | Generator Building Upgrade | \$ 25,000 | | NonRoutine Vac Prep | \$ 15,000 |
| | | Window Replacement | \$ 96,140 | | Interior Lighting | \$ 15,000 |
| | | Upgrade Unit Flooring | \$ 20,000 | | A&E Services | \$ 15,000 |
| | PA039000012P | HVAC Repair or Replace | \$ 20,000 | | Elevator Repairs | \$ 15,000 |
| | | Air Make Up Repair/Replace | \$ 20,000 | | Site Utilities | \$ 5,000 |
| | | Exterior Hand Railings | \$ 12,000 | PA039000012P | Exterior Restoration | \$ 30,000 |
| | | Emergency Call Systems | \$ 30,000 | | Flooring/Common areas & Units | \$ 30,000 |
| | | Fire Alarm Systems | \$ 50,000 | | Replace Windows & Doors | \$ 30,000 |
| | | Sidewalk/concrete/landscape | \$ 20,000 | | Upgrade Kitchens & Baths | \$ 30,000 |
| | | Appliances | \$ 10,000 | | Appliances | \$ 30,000 |
| | | Kitchen/Bathroom Counters | \$ 10,000 | | SidewalksConcrete & Landscape | \$ 15,000 |
| | | Parking Area Paving/Sealing | \$ 33,000 | | Parking Area Pave, Seal, Line | \$ 15,000 |
| | | Emergency Generator Repl | \$ 30,000 | | Roof Repair or Replace | \$ 15,000 |
| | PA039000013P | HVAC Repair or Replace | \$ 20,000 | | HVAC Repair/Replace | \$ 15,000 |
| | | Air Make Up Repair/Replace | \$ 20,000 | | Air Make-up Repair/Replace | \$ 15,000 |
| | | Exterior Hand Railings | \$ 12,000 | | Fire Alarm Systems | \$ 15,000 |
| | | Emergency Call Systems | \$ 30,000 | | Boilers, Tanks, Pumps, Heating | \$ 15,000 |
| | | Fire Alarm Systems | \$ 50,000 | | Emergency Generator Repl | \$ 15,000 |
| | | Sidewalk/concrete/landscape | \$ 10,000 | | Emergency Call Systems | \$ 15,000 |
| | | Appliances | \$ 5,000 | | NonRoutine Vac Prep | \$ 15,000 |
| | | Kitchen/ Bathroom Counters | \$ 10,000 | | Interior Lighting | \$ 15,000 |
| | | Parking Area Paving/Sealing | \$ 34,000 | | A&E Services | \$ 15,000 |
| | | Emergency Generator Repl | \$ 30,000 | | Elevator Repairs | \$ 15,000 |
| | | Upgrade Unit Flooring | \$ 20,000 | | Site Utilities | \$ 5,000 |
| | Total of 2027 Estimated Cost | | \$ 1,013,393.00 | Subtotal of 2028 Estimated Cost AMP 11 & 12 | | \$ 700,000.00 |

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

[illegible]

CERTIFICATION DOCUMENTS

Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Armstrong

PHA Name

PA039

PHA Number/HA Code

 X Annual PHA Plan for Fiscal Year 2024

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

| | | | |
|----------------------------|-----------|---------------------|-----------|
| Name of Executive Director | | Name Board Chairman | |
| Marty Sutton | 9/27/2023 | Larry Ondrizek | 9/27/2023 |
| Signature | Date | Signature | Date |

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

RESOLUTION: 23-04

DATE OF ADOPTION: SEPTEMBER 27, 2023

The passage of the following resolution was moved by Ms. Ager and Seconded by Ms. Oliver, with members voting as recorded below. The Authority hereby certifies that the following resolution was duly adopted by the Board of Directors of the Authority on September 27, 2023.

RESOLUTION #23-04

**AUTHORIZATION AND APPROVAL OF THE FY2024 ANNUAL AGENCY
PLAN FOR SUBMISSION TO HUD AND PHA CERTIFICATIONS OF
COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 (QWHRA) mandates that Housing Authorities develop annual agency plans for the administration of Public Housing and Section 8 Housing Choice Voucher Programs that are to be implemented after public review and comment; and

WHEREAS, the Housing Authority of the County of Armstrong desires to be in compliance with the requirements defined in the Quality Housing and Work Responsibility Act of 1998 (QWHRA); and

WHEREAS, an Annual Agency Plan has been developed by the Housing Authority, a Draft Plan was made available to all required parties, including the Authority's Resident Advisory Board (RAB), and publicly advertised for review and comment; and

WHEREAS, a Public Hearing was held on September 25, 2023 and no comments were received.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Armstrong that the FY2024 Annual Agency Plan as presented is hereby approved.

BE IT FURTHER RESOLVED that the Chairman is authorized to execute the *PHA Certifications of Compliance with the PHA Plans and Related Regulations* as presented; and, that the Executive Director is hereby directed to submit the FY2024 Annual Agency Plan to the Department of Housing and Urban Development (HUD) for their review and approval.

RECORD OF AUTHORITY VOTE ON PASSAGE

| <u>MEMBERS</u> | <u>AYE</u> | <u>NAY</u> | <u>ABSTAIN</u> | <u>EXCUSED ABSENCE</u> |
|-----------------------|-------------------|-------------------|-----------------------|-------------------------------|
| Sandy Ager | x | | | |
| Sally Oliver | x | | | |
| Michael Smith | x | | | |
| Pastor Lewis | x | | | |
| Larry Ondrizek | x | | | |

The Chairman thereupon declared said motion carried and said resolution was adopted.

EXTRACT FROM MINUTES OF MEETING

EXTRACT FROM THE MINUTES OF A REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE BOARD OF DIRECTORS OF THE COUNTY OF
ARMSTRONG HELD ON THE 27th DAY OF SEPTEMBER, 2023.

The Board of Directors of the Housing Authority of the County of Armstrong met in regular meeting at 350 South Jefferson Street in the City of Kittanning and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Larry Ondrizek
Sandy Ager
Sally Oliver
Pastor Lewis
Michael Smith

and the following were absent:

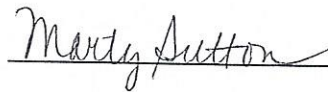
The Chairman declared the quorum present.

.....

CERTIFICATE OF RECORDING OFFICER

I, Marty Sutton, the duly appointed, qualified and acting Secretary of the Housing Authority of the County of Armstrong, do hereby certify that the attached extract from the minutes of the regular meeting of the Housing Authority of the County of Armstrong, held on, September 27, 2023 is a true and correct copy of the original minutes of such meeting on file and of record insofar as they relate to the matters set forth in the attached extract, and I do further certify that each Resolution appearing in such extract is a true and correct copy of a Resolution adopted at such meeting and on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 27th day of September, 2023.

A handwritten signature in cursive script that reads "Marty Sutton". The signature is written in dark ink and is positioned above a solid horizontal line.

Marty Sutton, Secretary

(SEAL)



July 28, 2023

Marty Sutton, Executive Director
Housing Authority of Armstrong County
350 South Jefferson Street
Kittanning, PA 17066

Dear Ms. Sutton:

The Center for Community and Housing Development has received a request for a Certificate of Consistency with the Pennsylvania Consolidated Plan. The application indicates that the Housing Authority of Armstrong County manages 525 public housing units and 276 housing units with Section 8 vouchers. Additionally, your housing authority is undertaking appropriate activities to provide housing and support services to very low-income households. The request indicates that the Housing Authority is in full compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990.

Enclosed, please find a Certificate of Consistency with the Pennsylvania Consolidated Plan, executed July 28, 2023.

Should you have any questions regarding this matter, please contact me at (717) 720-7404.

Sincerely,

Megan Sieber

Megan Sieber
Center for Community and Housing Development

Enclosures

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Angela Susten, the Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2023-27 and/or Annual PHA Plan for fiscal
year 2023 of the Armstrong County Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Commonwealth of Pennsylvania
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

Rehabilitation of the existing public housing stock in a manner that is sensitive to the need for
accessibility to and visitability by persons with disabilities. Demolition of obsolete public housing
units. Homeownership incentive for public housing residents. Resident initiatives, especially those
aimed at promoting the economic self-sufficiency of public housing residents. Supportive services,
especially those that support the aging in place of senior residents. Requests for additional Section
8 vouchers from HUD.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Angela Susten

Title:

Director, DCED's Center for Community and
Housing Development

Signature:

Angela Susten

Date:

July 28, 2023

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|--|--|
| X | Form HUD-50077 SM-HP, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i> | 5-Year and Annual Plans |
| X | State/Local Government Certification of Consistency with the Consolidated Plan | 5-Year and Annual Plans |
| X | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5-Year and Annual Plans |
| X | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| X | Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists. | Streamlined Annual Plan: Housing Needs |
| X | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources |
| X | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Deconcentration Income Analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Any policy governing occupancy of Police Officers and <u>Over-Income Tenants in Public Housing</u> . <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X | Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Rent Determination |
| X | Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan. | Annual Plan: Rent Determination |
| X | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation). | Annual Plan: Operations and Maintenance |
| X | Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment). | Annual Plan: Management and Operations |
| NA | Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary). | Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency |
| X | Results of latest Section 8 Management Assessment System (SEMAP). | Annual Plan: Management and Operations |
| X | Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Management and Operations |
| X | Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Grievance Procedures |
| X | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Grievance Procedures |
| X | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance | Annual Plan: Capital Needs |

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| Applicable & On Display | Supporting Document | Applicable Plan Component |
|-------------------------|---|---|
| | and Evaluation Report (form HUD-52837) for the active grant year | |
| X | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA). | Annual Plan: Operations & Management |
| NA | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| NA | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| NA | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937. | Annual Plan: Conversion of Public Housing |
| X | Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion. | Annual Plan: Voluntary Conversion of Public Housing |
| X | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| X | Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan. | Annual Plan: Homeownership |
| X | Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Policies |
| X | Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies. | Annual Plan: Community Service & Self-Sufficiency |
| X | FSS Action Plan Section 8. | Annual Plan: Community Service & Self-Sufficiency |
| X | Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing. | Annual Plan: Operations & Management |
| X | Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing. | Annual Plan: Community Service & Self-Sufficiency |
| X | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. | Annual Plan: Policies |
| X | The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings | Annual Plan: Annual Audit |
| NA | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |
| X | Other supporting documents (optional) Resident Advisory Board Meeting Minutes, Violence Against Women Act, Smoke-Free Housing Policy, Heating Standards (included in ACOP) | Annual Plan: Attachment Annual Plan: Policies |