

Allegheny County Housing Authority Agency Plan

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHAName: Allegheny County Housing Authority

PHANumber: PA-006

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at:(select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2004 -2008
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low - income, very low income, and extremely low - income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Allegheny County Housing Authority is committed to providing quality, affordable housing and services in an efficient and creative manner.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD - suggested objectives or their own, **PHAS ARE STRONGLY EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program :
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self -sufficiency and asset development of families and individuals

- PHA Goal: Promote self -sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

- Provide or attract support services to improve assistancerecipients' employability:
- Provide or attract support services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Goal One: The Allegheny County Housing Authority shall obtain high performer status in both PHAS and SEMAP by 2003 and maintain this status for the next three years.

- 1. Demonstrate to the Federal Court of the Western District of Pennsylvania that the Allegheny County Housing Authority is providing an adequate choice of affordable housing and desegregative opportunities to our applicants.**
- 2. Achieve and maintain a 98% public housing occupancy rate and a 99% lease-up rate in Section 8 by October 1, 2005.**
- 3. Maintain an "A" status in PHAS for work order responses for all five years.**
- 4. Attract more landlords willing to participate in the Section 8 program with an emphasis on landlords in non-impacted municipalities.**
- 5. Treat our residents and Section 8 participants with respect and recognize that they are our customers and partners.**

Goal Two: Create or generate 500 new affordable housing opportunities by October 1, 2005.

1. Apply for all new Section 8 voucher opportunities that are appropriate.
2. Seek at least one additional HOPE VI Grant by October 1, 2007.
3. Develop or co-develop at least one mixed finance affordable housing development outside HOPE VI by October 1, 2005.

Goal Three: Become financially less dependent on HUD funding by October 1, 2005.

1. Acquire additional affordable housing sites that generate a cash flow.
2. Offer additional Allegheny County Housing Authority expertise to the private and non-profit community on a fee basis.
3. Focus more on attracting grants from private foundations.
4. Develop ways to utilize our real estate to generate additional income, i.e. lease rooftop space of high rise buildings or generate laundry proceeds.

Goal Four: Increase the range of incomes of people residing in Allegheny County Housing Authority's family communities.

1. Create more attractive living environments by creatively and wisely expending Capital Funds.
2. Use flat rent to retain more working families in public housing.
3. Offer appropriate programs that will help families achieve self-sufficiency through our partners.
4. Provide housing that is at least as safe and secure as the surrounding neighborhoods.
5. Attract more working families to public housing.

Goal Five: Define and enhance the image of the Allegheny County Housing Authority.

1. Develop and implement a positive public relations campaign.
2. Have an Allegheny County Housing Authority spokesperson address at least ten community groups per year.
3. Generate at least six positive media stories per year.
4. Enhance the amount of outreach to Section 8 landlords and potential landlords.

Goal Six: Maintain excellent key Allegheny County Housing Authority personnel for the next five years.

1. Re-examine personnel policies to insure that appropriate incentives are present for excellent performance.

2. **Attempt to negotiate a union contract that allows for performance payments.**
3. **Insure that appropriate training is available to employees where applicable.**
4. **Maintain a positive workplace with high employee morale.**

AnnualPHAPlan
PHAFiscalYear2004
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
 SmallAgency(<250PublicHousingUnits)
 AdministeringSection8 Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionary policiesthePH AhasincludedintheAnnualPlan.

NotrequiredunderPIHNotice99 -51

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublic inspection .

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **ACHA is bound by the Sanders Consent Decree and that serves as our Deconcentration Policy. It cannot be modified without the court's approval. We will develop our own Deconcentration Policy as soon as we are released from Sanders.**
- FY2003 Capital Fund Program Annual Statement **-Attachment A**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart -
- FY2002 Capital Fund Program 5 Year Action Plan **-Attachment B**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **-Attachment T**
- Other (List below, providing each attachment name)

- Attachment C -1998 P&E Report**
- Attachment D -1999 P&E Report**
- Attachment E -2000 P&E Report**
- Attachment F -2001 P&E Report**
- Attachment G -2002 P&E Report**
- Attachment H -2003 HRF Report**
- Attachment I -2000 HRPP&E Report**
- Attachment J -2001 HRFP&E**
- Attachment K -2002 HRFP&E**
- Attachment L -Program Income Budget**
- Attachment M -Definition of Substantial Modification**
- Attachment N -Pet Policy Summary**
- Attachment O -RAB Membership**
- Attachment P -Resident on Board**

AttachmentQ –5YearProgressReport
AttachmentR –Section8HomeownershipCapacityStatement
AttachmentS –VoluntaryConversionInsert

SupportingDocumentsAvailableforReview

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	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
XX	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Contrary to Sanders Consent Decree.	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	
XX	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
XX	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
XX	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
XX	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
XX	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	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	Annual Plan: Conversion of Public Housing
XX	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
XX	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Service & Self - Sufficiency
XX	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
XX	Pet Policy	Annual Plan: Pet Policy

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	31430	5	5	5	1	4	4
Income > 30% but ≤ 50% of AMI	20637	5	5	5	1	4	4
Income > 50% but < 80% of AMI	14741	4	4	4	1	3	3
Elderly	21035	4	4	3	3	2	3
Families with Disabilities	Unknown	5	5	5	5	5	4
Black	36038	5	3	4	1	3	3
Hispanic	1141	5	3	4	1	3	3

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Native American	287	5	3	4	1	3	3
Asian/Pacific Is.	1649	5	3	4	1	3	3

These numbers are all of Allegheny County.

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input checked="" type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:

Housing Needs of Families on the Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	4550		1510
Extremely low income <= 30% AMI	3895	85.60	
Very low income (>30% but <=50% AMI)	364	8.00	
Low income (>50% but <80% AMI)	291	6.40	
Families with children	2464	54.15	
Elderly families	1291	28.30	
Families with Disabilities	1030	22.60	
Black	2787	61.25	
Hispanic	60	1.31	
Asian	9	.19	
American Indian	20	.43	
Characteristics by Bedroom Size (Public Housing Only)			
0BR			49 in PH only
1BR	2086	45.80	281 in PH only
2BR	1635	35.93	199 in PH only
3BR	679	14.92	99 in PH only
4BR	4	.01	13 in PH only
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

As of 4/28/03

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdiction andonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsforchoosingt hisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithits currentresourcesby:

Selectallthatapply

- Employ effectivemaintenanceandmanagementpoliciestominimizethenumberof publichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance development
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8 replacementhousingresources
- Maintainor increasesection8lease -upratesbyestablishingpaymentstandards that willenablefamieliestorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamiliesassisted bythePHA,regardless of unitsizerequired
- Maintainor increasesection8lease -upratesbymarketingtheprogramtoowners, particularlythoseoutsideofareasofminorityandpovertyconcentration
- Maintainor increasesection8lease -uprate sbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandvelopmentprocesstoensurecoordinationwith broadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythrough thecreation of mixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian

Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
 - Apply for special -purpose voucher targeted to the elderly, should they become available
 - Other: (list below)
- Received designation of public housing for the elderly in eleven sites.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	11,400,000	
b) Public Housing Capital Fund	5,687,982	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	22,500,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	500,000	
h) Community Development Block Grant	2,000,000	HOPEVI, Mixed Finance Project & other Capital Projects
i) HOME	500,000	HOPEVI, Mixed Finance Project & other Capital Projects
Other Federal Grants (list below)		
Replacement Housing Factor	1,307,482	Replacement Housing
2. Prior Year Federal Grants (unobligated funds only) (list below)		
ROSS Grants	550,000	Resident Services
3. Public Housing Dwelling Rental Income	5,200,000	P.H. Operations
4. Other income (list below)		
Public Housing Investment	110,000	P.H. Operations
Miscellaneous Other Income	20,000	P.H. Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Section 8 Investment	110,000	Section 8 Operations
Program Income	5,000,000	HOPE VI, Mixed Finance Projects & other Capital Projects
4. Non-federal sources (list below)		
Total resources	54,885,464	

This is an estimate that is subject to revision as ACHA gets closer to fiscal year end.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit:
- Other: (describe) **Top of the waiting list**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

**Supportive Service Agencies
On-Line at ACHA Web Site**

c. If the PHA plan to operate one or more site -based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year? **0**

2. Yes No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD- approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site -based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
 Two
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Witness Protection Needs

To fill Tax Credit Units, completed modernization projects, HOPE VI revitalizations, or are willing to participate in a desegregative group move. Someone who voluntarily surrenders a Housing Choice Voucher and wants to live in public housing

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)

- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thoseprevious lyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

1. **WitnessProtectionNeeds**
2. **To fillTaxCreditUnits,completedmodernizationprojects,HOPEVI revitalizations,orarewillingtoparticipateinadesegregativegroupmove.**
2. **SomeonewhovoluntarilysurrendersaHousingChoiceVoucherandwantsto liveinpublichousing**

4.Relationshipofpreferences toincometargetingrequirements:

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeetincome targetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformationabouttherulesofoccupancyofpublichousing(selectallthatapply)

- ThePHA-residentlease
 - ThePHA'sAdmissionsand(Continued)Occupancypolicy
 - PHAbriefingseminars orwrittenmaterials
 - Othersource(list)
- ACHAWebSite**

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectallthatapply)

- Atanannualreexaminationandleaserenewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list)

(6) Deconcentration and Income Mixing - ACHA is bound by the Sanders Consent DecreeandthatservesasourDeconcentrationPolicy.Itc annotbemodifiedwithoutthecourt's approval. We will develop our own Deconcentration Policy as soon as we are releasedfromSanders.

- a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissection iscomplete.Ifyes,continuetothenextquestion.
- b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomesaboveor below85%to115%ofthe averageincomesofallsuchdevelopments? Ifno,thissectioniscomplete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
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)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

(2)WaitingListOrganization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**ACHA Site Offices and supportive service organizations
On-Line at ACHA Web Site**

(3)SearchTime

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

If sufficient effort is expended and the search is unsuccessful and a reasonable accommodation

(4)Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent (5) **Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

Witness Protection Needs

To fill Tax Credit Units, completed modernization projects, HOPEVI revitalizations, or are willing to participate in a desegregative group move.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

4 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- 3 Those enrolled currently in educational, training, or upward mobility programs

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

1. WitnessProtectionNeeds

2. TofillTaxCreditUnits,completedmodernizationprojects,HOPEVI revitalizations,orarewillingtoparticipateinadesegregativ egroupmove.

4.Amongapplicantsonthewaitinglistwithequalpreferencestatus,howare applicants selected?(selectone)

- Dateandtimeofapplication
- Drawing(lottery)orotherrandomchoicetechnique

5.IfthePHAplanstoemploypreferencesfor“residentstholiveand/orworkinthe jurisdiction”(selectone)

- ThispreferencehaspreviouslybeenreviewedandapprovedbyHUD
- ThePHArequestsapprovalforthispreferencethroughthisPHAPlan

6.Relationshipofpreferencesto incometargetingrequirements:(selectone)

- ThePHAappliespreferenceswithinincometiers
- Notapplicable:thepoolofapplicantfamiliesensuresthatthePHA willmeetincome targetingrequirements

(5)SpecialPurposeSection8AssistancePrograms

a.Inwhichdocumentsorotherreferencematerialsarethepoliciesgoverningeligibility, selection,andadmissionstoanyspecial -purposesection8programadministeredbythe PHAcontained?(selectallthatapply)

- TheSection8AdministrativePlan
- Briefingsessionsandwrittenmaterials
- Other(listbelow)

b. HowdoesthePHAannouncetheavailabilityofanys pecial-purposesection8programs tothepublic?

- Throughpublishednotices
- Other(listbelow)

Appropriate support services agencies.

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub - component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub - component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$200 a month
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- Thesection 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

A study conducted by a local real estate company.

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

Most are at 110% but units in some municipalities are higher based on our option or HUD approved exception rents.

d. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

e. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

f. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

g. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

Our desegregation efforts under the Sanders Consent Decree.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A CHA is exempt from this Section as a High Performer

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		

Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (Family Unification)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub-component 6A.

ACHA is exempt from this Section as a High Performer

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment A**

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name **Attachment B**

-or-

- The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there)

B. HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
 b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name: **McKees Rocks Terrace**
2. Development (project) number: **PA-006-02**
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Homestead Apartments**
 2. Development (project) number: **PA-006-35 -21**
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

1. Development name: **Ohioview Acres**
 2. Development (project) number: **PA-006-35 -20**
 3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
 - Revitalization Plans submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
 If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
 If yes, list developments or activities below:

Sharps Terrace, Homestead Apartments, Negley Apartments, Ohioview Acres, and possibly others

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
 If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activity description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	Ohioview Acres
1b. Development (project) number:	PA-006-20
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/06/03)</u>
5. Number of units affected:	250
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 9/30/03 b. Projected end date of activity: 5/1/04

Demolition/Disposition Activity Description	
1a. Development name:	Morgan
1b. Development (project) number:	PA-006-15
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(30/06/03)</u>
5. Number of units affected:	
6. Coverage of action (select one)	

<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/1/03 b. Projected end date of activity: 12/31/03

Demolition/Disposition Activity Description
1a. Development name: Homestead Apartments – Band C Buildings
1b. Development (project) number: PA-006-21 and PA -006-25
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/06/04)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/1/04 b. Projected end date of activity: 12/31/04

Demolition/Disposition Activity Description
1a. Development name: Cochrandale
1b. Development (project) number: PA-006-05
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/04/02)</u>
5. Number of units affected: 0
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12.31/03 b. Projected end date of activity: 12/31/03

--

Demolition/DispositionActivityDescription	
1a.Developmentname: BlairHeights	
1b.Development(project)number: PA-006-17	
2.Activitytype:Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved <input checked="" type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission:	<u>(30/04/02)</u>
5.Numberofunitsaffected: 0	
6.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity: 12/31/03	
b.Projectendeddateofactivity: 12/31/03	

Demolition/DispositionActivityDescription	
1a.D evelopmentname: Negley/Burtner	
1b.Development(project)number: PA-006-34	
2.Activitytype:Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone)	
Approved <input type="checkbox"/>	
Submitted,pendingapproval <input type="checkbox"/>	
Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationapproved,submitted,orplannedforsubmission:	<u>(31/12/03)</u>
5.Numberofunitsaffected: 36	
6.Coverageofaction(selectone)	
<input checked="" type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity: 3/1/04	
b.Projectendeddateofactivity: 10/1/04	

Demolition/DispositionActivityDescription	
1a.Developmentname: UansaVillage	

1b. Development (project) number: PA-006-08and22
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(30/04/04)</u>
5. Number of units affected: 37
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/04 b. Projected end date of activity: 12/31/04

In addition to the above demolition and disposition activities, ACHA is planning a bond issue in 2003 to address the needs of four senior high rises. Some of these structures will be disposed of to private partnerships for redevelopment purposes.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If "yes", skip to component 10. If "No", complete the Activity Description table below .

Designation of Public Housing Activity Description	
1a. Development name:	Lavender Heights
1b. Development (project) number:	PA-006-71
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(28/12/99)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
6. Number of units affected:	7
7. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Blawnox
1b. Development (project) number:	PA-006-043
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Applications tatus (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
7. Number of units affected:	90
7. Coverage of action (se lect one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Carver Hall
1b. Development (project) number:	PA-006-036
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
8. Number of units affected:	78
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Corbett Apartments
1b. Development (project) number:	PA-006-039
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
9. Number of units affected:	105
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development

Total development

Designation of Public Housing Activity Description	
1a. Development name:	John Fraser Hall
1b. Development (project) number:	PA-006-028
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
10. Number of units affected:	98
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Jefferson Manor
1b. Development (project) number:	PA-006-042
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
11. Number of units affected:	95
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development

Total development

Designation of Public Housing Activity Description	
1a. Development name:	Springdale Manor
1b. Development (project) number:	PA-006-053
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
12. Number of units affected:	90
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	West Mifflin
1b. Development (project) number:	PA-006-050
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan? Already approved.
13. Number of units affected:	107
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development

Total development

Designation of Public Housing Activity Description	
1a. Development name: WestView Towers	
1b. Development (project) number: PA-006-046	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	Already approved.
14. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: F.D. Roosevelt Apartments	
1b. Development (project) number: PA-006-035	
2. Designation type:	
Occupancy by only the elderly	<input checked="" type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(8/20/01)</u>
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	Already approved.
15. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	

Total development

Designation of Public Housing Activity Description	
1a. Development name:	Homestead Apartments
1b. Development (project) number:	PA-006-021 and 025
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(3/31/03)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	204
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity	Description
1a. Development name: 1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete streamlined submission under **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Penn Hills Scattered Sites
1b. Development (project) number: PA-006-45
2. Federal Program authority: <input type="checkbox"/> HOPEI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: <u>(08/05/1997)</u>
5. Number of units affected: 13
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

Participation in the ACHA FSS Program for at least 9 Months or be a family headed by a person with a disability.

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

ACHA is exempt from this Section as a High Performer

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 28/04/98

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs sponsored or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub -component D.

ACHA is exempt from this Section as a High Performer

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority

- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime - and/or drug - prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at - risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above - baselines law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small IPHAs are not required to complete this component.

ACHA is exempt from this Section as a High Performer

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the

Agency will plan for long -term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have been addressed elsewhere in this PHA Plan? **not**

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment T
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant assistance) - based
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) **Allegheny County and Penn Hills**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

The Allegheny County Department of Economic Development (the agency that prepared the County's Consolidated Plan) sets forth six specific housing goals:

- 1. To increase the supply of affordable rental housing in areas where there is a demonstrated need;**
- 2. To encourage home ownership opportunities particularly for low and moderate income households;**
- 3. To specifically encourage greater minority homeownership;**
- 4. To preserve affordable rental housing stock in a method that compliments the larger community development objective;**
- 5. To aid in the elimination of slums and blight by assisting in the transfer of vacant properties; and**
- 6. To encourage a comprehensive approach to community development that views housing as one component in a larger strategy.**

The Allegheny County Housing Authority will be helping the Department of Economic Development achieve its specific housing objectives in a number of ways:

- 1. By constructing new housing units in areas of demonstrated need;**
- 2. By engaging in its first mixed income finance development in an area of demonstrated need;**
- 3. By pursuing homeownership opportunities through its 5(h) program;**
- 4. By encouraging minority home purchasers through its 5(h) program;**
- 5. By preserving its viable affordable housing stock to the degree its financial resources will allow; and**
- 6. By revitalizing appropriate sites, demolishing non-viable sites, and otherwise physically improving its sites.**

The Penn Hills Community Development Agency says that its primary goal is the preservation of its housing stock. They also specifically support our efforts to increase the supply of Section 8 vouchers in the jurisdiction.

ACHA is supporting the Penn Hills Consolidated Plan towards both goals. We intend to preserve the housing stock we own in their jurisdiction to the best of our ability and we will be applying for additional Section 8 under this annual plan.

Other: (list below)

- 3. The Consolidated Plan of the jurisdiction supports the PHAP plan with the following actions and commitments: (describe below)**

The Allegheny County Department of Economic Development is giving money for both HOPE VI projects and for a mixed -finance project. They are supporting the Fair Housing Service Center for up to \$500,000 a year and are expending 25% of their funds in or around the seven (7) Sanders Consent Decree communities. The Penn Hills Community Development Office is not financially assisting our agency.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total on-CFP Funds				
2	1406 Operations	1,100,000			
3	1408 Management Improvements	197,569			
4	1410 Administration	575,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	535,413			
8	1440 Site Acquisition				
9	1450 Site Improvement	165,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	5,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000			
18	1499 Development Activities	1,500,000			
19	1501 Collateralization or Debt Service	1,600,000			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,687,982			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS	SUPPLEMENT OPERATING COSTS	1406		\$1,100,000				
ADMINISTRATION	SALARY AND FRINGE BENEFITS	1410		\$575,000				
MANAGEMENT IMPROVEMENTS	1. RESIDENT PROGRAMS	1408	ACHA-WIDE	40,000				
	2. MBE/WBE/SECTION 3 PROGRAMS STAFF	1408	2	122,569				
	3. COMPUTER SYSTEMS SOFTWARE/TELECOMMUNICATIONS	1408	ACHA-WIDE	35,000				
	TOTAL	1408		\$197,569				
FEES AND COSTS	INSPECTION – ACHA	1430	3	300,000				
	AUTHORITY WIDE HYGIENIST SERVICES	1430		30,000				
	A/E SERVICES (DESIGN):	1430		205,413				
	TOTAL	1430		\$535,413				
ACHA WIDE	VARIOUS SITE IMPROVEMENTS AND REQUIREMENTS FOR SECTION 504 COMPLIANCE (RAMPS, RAILINGS, ETC.)	1450		\$165,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
NON-DWELLING EQUIPMENT	COMPUTER HARDWARE	1475	ACHA WIDE	\$5,000				
RELOCATION	ACHA WIDE RELOCATION COSTS	1495.1		\$10,000				
PA-6-6/80 SHARPS TERRACE	DEVELOPMENT ACTIVITIES - MIXED FINANCE DEVELOPMENT	1499		\$900,000				
PA-6-34 NEGLEY APTS.	REVITALIZATION OF NEGLEY VIA MIXED FINANCE DEVELOPMENT	1499		\$600,000				
VARIOUS SITES	COLLATERALIZATION OR DEBT SERVICE	1501		\$1,600,000				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHAName: **ALLEGHENY
 COUNTY HOUSING AUTHORITY**

Grant Type and Number
 Capital Fund Program No: **PA28P00650103**
 Replacement Housing Factor No:

Federal FY of Grant : **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 OPERATIONS	9/05			9/07			
1408 MANAGEIMP.	9/05			9/07			
1410 ADMINISTRATION	9/05			9/07			
1430 FEES/COSTS	9/05			9/07			
1450SI TEIMP.	9/05			9/07			
1475NON - DWELLINGEQUIP	9/05			9/07			
1495RELOCATION	9/05			9/07			
1499DEV.ACT. NEGLEYAPTS.	9/05			9/07			
1499DEV.ACT. SHARPS	9/05			9/07			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103	Federal FY of Grant: <u>2003</u>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,307,482			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	\$1,307,482			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security —Soft Costs				
25	Amount of Line 21 Related to Security —Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103			Federal FY of Grant: <u>2003</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-6 SHARPS TERRACE	MIXED FINANCE TRANSACTION IN ALLEGHENY COUNTY FOR REPLACEMENT HOUSING	1499		\$1,307,482				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA28P00650103	Federal FY of Grant: <u>2003</u>
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

1499 DEVELOPMENT ACTIVITIES	9/05			9/07			
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CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName ALLEGHENYCOUNTYHOUSINGAUTHORITY				<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
DevelopmentNumber/Name/HA -Wide	Year12003	WorkStatementforYear2 FFYGrant:2004	WorkStatementforYear 3 FFYGrant:2005	WorkStatementforYear4 FFYGrant:2006	WorkStatementforYear5 FFYGrant:2007
PA-6-4BURNSHEIGHTS	SeeAnnual Statement		200,000		350,000
PA-6-3/7HAWKINS			450,000		200,000
PA-6-23PROSPECT			392,982		
PA-6-26/37PARK/SHELDON					200,000
PA-6-34BURTNER					317,982
PA-6-41OHIOVIEWTOWER				200,000	
PA-6-21-25HOMESTEADAPTS.		1,500,000		1,184,108	
PA-6-29GENERALBRADDOCK				200,000	
PA-6-31ANDREWCARNEGIE.					370,000
PA-6-36G.W.CARVERHALL					250,000
AMENITIESATELDERLYSITES		202,596			
ACHAWIDE504ANDSITEIMP.		255,000	320,000	250,000	250,000
AMENITIESATFAMILYSITES			575,000		
REPLACEMENTRESERVE					
ACHA WIDEDEVELOPMENTACTIVITIES		345,000			
SITEACQUISITION					345,000
CONTINGENCY				100,000	
COLLATERIZATIONORDEBTSERVICE		1,600,000	1,600,000	1,600,000	1,600,000
MANAGEMENTIMPROVEMENTS		655,000	665,000	665,000	665,000
ADMINISTRATION		575,000	580,000	580,000	580,000
OTHER:Fees&Costs;Relocation		555,386	560,000	563,874	560,000
OPERATIONS			345,000	345,000	
CFPFundsListedfor5 -yearplanning	\$5,687,982	\$5,687,982	\$5,687,982	\$5,687,982	\$5,687,982
ReplacementHousingFactorFunds	\$1,307,482	\$1,307,482	\$1,307,482	\$1,307,482	\$1,307,482

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:3 FFYGrant: PHAFY: <u>2005</u>			ActivitiesforYear:3 FFYGrant: PHAFY: <u>2005</u>		
Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost	
PA-6-4BURNS	DENSITYREDUCTION	200,000		VARIOUSUPGRADESANDAMENITIESATTHEFOLLOWING FAMILYANDSCATTEREDSITES:	<u>\$575,000</u>	
	SUBTOTAL	<u>\$200,000</u>		PA-6-3/7HAWKINS,PA -6-4BURNS,PA -6-9HAYS,PA -6-45PENN HILLS,PA -6-64ALLEGHENYEST.,PA -6-67GROUSERUN,PA -6-68 RIDGEWOOD,PA -6-69LAURELLHILLS		
PA-6-3/7 HAWKINS	UNITCONVERSIONTOCREATE3BEDROOM ACCESSIBLEUNITS	450,000		MANAGEMENTIMP ROVEMENTS:		
	SUBTOTAL	<u>\$450,000</u>		Security/CrimePrevention:PoliceContracts	400,000	
				EconomicDevelopment:ResidentPrograms	40,000	
See	PA-6-23 PROSPECT	NEWLANDSCAPING,RETAININGWALLS, CONCRETEREPLACEMENT,REPAIR STAIRSTOPROSP ECTSTREET	245,982	MBE/WBE/Sec.3ProgramStaff	135,000	
Statement		INSTALLNEWSTORMDOORS	47,000	VacancyReduction/Marketing	25,000	
Annual		INSTALLNEWEXTERIORDOORS	100,000	ComputerSystemsSoftware/telecommunications	40,000	
		SUBTOTAL	<u>\$392,982</u>	ComputerHardware(equipment)	25,000	
				TOTALMANAGEMENTIMPROVEMENTS	\$665,000	
ACHAWIDE	VARIOUSSITEIMPROVEMENTSREQUIREDFORACT 504COMPLIANCE(RAMPS,RAILINGS,ETC.)	120,000				
	SUBTOTAL	<u>\$120,000</u>		OPERATIONS	345,000	
				COLLATERIZATIONORDEBTSERVICE	1,600,000	
ACHAWIDE	SITEIMPROVEMENTS:CONCRETE, LANDSCAPING,ETC.	200,000		ADMINISTRATION	\$580,000	
	SUBTOTAL	<u>\$200,000</u>		OTHER:Fees&Costs;Relocation	\$560,000	
				TotalCFPEstim atedCost	\$5,687,982	

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear4 FFYGrant : <u>2006</u> PHAFY:			ActivitiesforYear:4 FFYGrant: PHAFY: <u>2006</u>		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Developm ent Name/Nu mber	MajorWorkCategories	Estimated Cost
See	PA-6-41 OHIOVIEW TOWER	HIGHRISEBUILDINGIMPROVEMENTS	200,000	ACHA WIDE	MANAGEMENTIMPROVEMENTS:	
Annual		<u>SUBTOTAL</u>	<u>\$200,000</u>		Security/CrimePrevention:Police Contracts	400,000
					EconomicDevelopment:ResidentPrograms	40,000
State-					MBE/WBE/SEC.3PROGRAMSTAFF	135,000
ment	PA-6-25 HOMESTEAD	DEVELOPMENTACTIVITIES -BUILDINGC -ACHARECEIVED HOPEVIANDPLANNINGUSEOFCGPASPARTOFFUNDING TORE -DEVELOPSITE.	1,184,108		VacancyReduction/Marketing	25,000
		<u>SUBTOTAL</u>	<u>\$1,184,108</u>		ComputerSystems Software/telecommunications	40,000
					ComputerHardware(equipment)	25,000
					TOTALMANAGEMENT IMPROVEMENTS	\$665,000
	PA-6-29GEN. BRADDOCK	CONVERTUNITSTOCREATEASSISTEDLIVINGFACILITY, ANDLEVERAGEADDITIONALRESOURCES	200,000			
		<u>SUBTOTAL</u>	<u>\$200,000</u>		COLLATERIZATIONOFDEBT SERVICE	1,600,000
					CONTINGENCY	\$100,000
	ACHAWIDE	VARIOUSSITEIMPROVEMENTSREQUIREDFORACT504 COMPLIANCE(RAMPS,RAILINGS,ETC.)	250,000		ADMINISTRATION	\$580,000
		<u>SUBTOTAL</u>	<u>\$250,000</u>		OTHER:Fees&Co sts;Relocation	\$563,874
					OPERATIONS	\$345,000
					TotalCFPEstimatedCost	\$5,687,982

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear:5 FFYGrant: PHAFY: <u>2007</u>			ActivitiesforYear:5 FFYGrant: PHAFY: <u>2007</u>		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	Estimated Cost
	ACHAWIDE	VARIOUSSITEIMPROVEMENTSREQUIREDFORACT504 COMPLIANCE(RAMPS,RAILINGS,ETC.)	250,000	PA-6-31 CARNEGIE	RESURFACEASPHALTDRIVEANDPARKINGAREAS	15,000
		SUBTOTAL	<u>\$250,000</u>		LANDSCAPINGIMPROVEMENTS	10,000
					MISC.EXTERIORIMPROVEMENTS	3,500
	PA-6-4 BURNS	UNITCONVERSIONTOCREATE3BEDROOM ACCESSIBLEUNITS	\$350,000		FENCEREPLACEMENT	5,000
		SUBTOTAL	<u>\$350,000</u>		ASBESTOSABATEMENT	20,000
	PA-6-3/7				ELECTRONICSECURITYSYSTEMINSTALLATION	20,000
See	HAWKINS	DENSITYREDUCTION	200,000		REPLACEEXTERIORDOORS	5,000
Statement		SUBTOTAL	<u>\$200,000</u>		REPLACEINTERIORUNITENTRYDOORS	15,000
Annual	PA-6-26/37				PATCH/REPAIR/PAINTEXISTINGWALL&CEILINGS	30,000
	PARKAPTS.	SIDINGREPLACEMENT	200,000		FLOORFINISHES	34,500
		SUBTOTAL	<u>\$200,000</u>		REPLACEKITCHENS	30,000
					REPLACEBATHROOMS	37,500
	PA-6-34 BURTNER APTS	VARIOUSINTERIOR,EXTERIORANDSITE IMPROVEMENTS	\$317,982		RANGESANDREFRIGERATORS	12,000
		SUBTOTAL	<u>\$317,982</u>		CORRIDORS&STAIRWELLIMPROVEMENTS	30,000
					CENTRALBOILER IMPROVEMENTS	30,000
	PA-6-36 CARVER	HVACSYSTEMIMPROVEMENTS	250,000		ELECTRICALRENOVATIONS	37,500
		SUBTOTAL	<u>\$250,000</u>		DOMESTICHOT&COLDPLUMBING REPAIRS/REPLACEMENTS	15,000
					BACKFLOWPREVENTIONDEVICE	15,000
					RELOCATION	5,000
					SUBTOTAL	<u>\$370,000</u>

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activities for Year1	ActivitiesforYear5 FFYGrant: PHAFY: 2007			ActivitiesforYear: <u>5</u> FFYGra nt: PHAFY: 2007		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Developm ent Name/Number	MajorWorkCategories	Estimated Cost
See		MANAGEMENTIMPROVEMENTS:				
Annual		Security/CrimePrevention:Police Contracts	400,000			
		EconomicDevelopment:ResidentPrograms	40,000			
State-		MBE/WBE/SEC.3PROGRAMSTAFF	135,000			
ment		VacancyReduction/Marketing	25,000			
		ComputerSystems Software/telecommunications	40,000			
		C omputerHardware(equipment)	25,000			
		TOTALMANAGEMENTIMPROVEMENTS	\$665,000			
		SITEACQUISITION	345,000			
		COLLATERIZATIONOFDEBTSERVICE	1,600,000			
		ADMINISTRATION	\$580,000			
		OTHER:Fees&Costs;Relocation	\$560,000			
					TotalCFPEstimatedCost\$5,687,982	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA-28-P006-707 Replacement Housing Factor Grant No:	Federal FY of Grant: 1998
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report 3/31/03

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	659,208		659,208	659,208
4	1410 Administration	455,487		455,487	455,487
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,182,502	1,186,617	1,186,617	1,186,617
8	1440 Site Acquisition				
9	1450 Site Improvement	368,187		368,187	368,187
10	1460 Dwelling Structures	2,576,790		2,576,790	2,576,790
11	1465.1 Dwelling Equipment — Nonexpendable		4,030	4,030	4,030
12	1470 Non Dwelling Structures	1,589,280	1,581,135	1,581,135	1,581,135
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$6,831,454	\$6,831,454	\$6,831,454	\$6,831,454
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>1998</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-21/25/35 HOMESTEAD	SITE IMPROVEMENTS	1450	Lump sum	\$136,599	\$320,157	\$320,157	\$320,157	
	ACHA-CGPELDERLYHOPEVI CONTRIBUTION MODERNIZATION OF A, B & D BLDGS AND DWELLING UNIT CONVERSION	1460	LUMP SUM	\$2,400,000	\$2,576,790	\$2,576,790	\$2,576,790	
	CONSTRUCTION OF COMMUNITY LIFECENTER	1470	1	\$1,000,000	1,105,586	1,105,586	1,105,586	HOPEVISITE: The construction of the LIFE Center service component on the first floor of Building D will include the redesign of approximately 4,600 sq. ft. of existing common area, and the addition of 7,800 sq. ft. of new space. The new LIFE center will be fully accessible and sprinkled. The new community room addition to Building C will replace the current one within Building D. The new community room addition will be a multi-level and will have a three-stop elevator that will provide vertical integration and handicap accessibility to Building D and the LIFE Center from the parking area. The new community room will include: Kitchen area, conference rooms, storage areas and accessible restrooms. Additional landscaping work and additional green space will be created.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1998</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-3/7 HAWKINS VILLAGE	RESIDENT TRAINING PROJECT - VACANT BUILDING CONVERSION BLDG.#34 Building to be used for resident proposed Day Care Center							
	Connect underground site utilities	1450	1 BLDG.	18,030				
	Exterior lighting installation	1450	1 BLDG.	10,000				
	Landscaping	1450	1 BLDG.	20,000				
	Interior demolition	1470	1 BLDG.	40,000				
	Asbestos & lead based paint abatement	1470	1 BLDG.	24,000				
	Trash/refuse collection areas	1470	1 BLDG.	4,000				
	Insulate exterior walls	1470	1 BLDG.	15,000				
	Replace roof	1470	1 BLDG.	25,000				
	Install heating boiler, convectors & piping	1470	1 BLDG.	38,000				
	Replace exterior doors	1470	1 BLDG.	10,000				
	Install interior doors	1470	1 BLDG.	25,000				
	Window replacement with security screens	1470	1 BLDG.	70,000				
	Construct new interior partition walls	1470	1 BLDG.	40,000				
Paint walls and ceilings	1470	1 BLDG.	20,000					

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1998</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-3/7 HAWKINS VILLAGE	RESIDENT TRAINING PROJECT - VACANT BUILDING CONVERSION BLDG.#34							
	Install new VCT tile flooring	1470	1 BLDG.	20,000				
	Bathroom replacement (1504 accessible)	1470	2	25,000				
	Install new domestic hot water boiler	1470	1 BLDG.	23,000				
	Install domestic hot & cold water plumbing	1470	1 BLDG.	45,000				
	Electrical renovation	1470	1 BLDG.	51,549				
						1450:48,030 1470:475,549	1450:48,030 1470:475,549	
	TOTAL			\$523,579		\$523,579	\$523,579	
ACHA WIDE	RANGES & REFRIGERATORS	1465	10 UNITS		4,030	4,030	4,030	
	TOTAL	1465			\$4,030	\$4,030	\$4,030	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1998</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FEES & COSTS	ACHA Inspection including employee benefit contribution	1430	3	140,055		140,055	140,055	
	PA-6-18 Groveton -A&E Fees	1430		500,000		500,000	500,000	
	PA-6-21 Homestead A&E Fees	1430		506,867	510,982	510,982	510,982	
	PHAWide Hygienist	1430		35,580		35,580	35,580	
	TOTAL			<u>\$1,182,502</u>	<u>\$1,186,617</u>	<u>\$1,186,617</u>	<u>\$1,186,617</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1998</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA MANAGEMENT IMPROVEMENTS	1. SECURITY/CRIME PREVENTION POLICE CONTRACTS	1408	ACHA- WIDE	517,745		517,745	517,745	
	2. RESIDENT TRAINING/EMPLOYMENT COORDINATOR	1408	1	36,406		36,406	36,406	
	3. RESIDENT SERVICE TECHNICIAN	1408	1	34,434		34,434	34,434	
	4. VACANCIES	1408						
	a) CONTRACT WITH REAL ESTATE COMPANY TO MARKET UNITS	1408	1	25,000		25,000	25,000	
	5. COMPUTER SYSTEMS SOFTWARE							
	a) TECHNICAL SUPPORT TO IMPLEMENT FAIR HOUSING SERVICE CENTER	1408	ACHA WIDE	22,261		22,261	22,261	
	b) SOFTWARE UPGRADES & TRAINING	1408	ACHA WIDE	23,362		23,362	23,362	
	TOTAL			<u>\$659,208</u>		<u>\$659,208</u>	<u>\$659,208</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA -28-P006-707 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1998</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>ADMINISTRATION</u>							
	DIRECTOR OF DEVELOPMENT	1410	1	89,000		89,000	89,000	
	ASSISTANT DIRECTOR OF DEVELOPMENT	1410	1	0		0	0	
	A&E COORDINATOR	1410	1	51,000		51,000	51,000	
	CONSTRUCTION MANAGER	1410	1	51,000		51,000	51,000	
	CAD TECHNICIANS	1410	2	89,260		89,260	89,260	
	PLANNER	1410	1	58,227		58,227	58,227	
	INSPECTOR	1410	1	0		0	0	
	ADMINISTRATIVE CLERKS	1410	2	67,000		67,000	67,000	
	STAFF ACCOUNTANT	1410	1	30,000		30,000	30,000	
	MAINTENANCE DIRECTOR	1410	1	20,000		20,000	20,000	
	TOTAL	1410		<u>\$455,487</u>		<u>\$455,487</u>	<u>\$455,487</u>	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: PA-28-P006-707 Replacement Housing Factor No:				Federal FY of Grant: 1998	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-6-3/7	3-2000			9-2002		9-2002	COMPLETE
PA-6-21/25/35	3-2000			9-2001		9-2001	COMPLETE
PHA-WIDE MANAGEMENT IMPROVEMENTS	3-2000			9-2001		9-2001	COMPLETE
PHAWIDE EQUIP. FEES	3-2000			9-2002		9-2002	COMPLETE
ADMIN OPERATIONS	3-2000			9-2001		9-2001	COMPLETE
	3-2000			9-2001		9-2001	COMPLETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:	Federal FY of Grant: <u>1999</u>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	964,756		964,756	964,756
4	1410 Administration	449,514		449,514	449,514
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	469,205	501,859	501,859	501,859
8	1440 Site Acquisition				
9	1450 Site Improvement	1,373,068	1,409,030	1,409,030	1,308,009
10	1460 Dwelling Structures	2,786,745	2,750,784	2,750,784	2,485,667
11	1465.1 Dwelling Equipment — Nonexpendable	19,000		19,000	4,740
12	1470 Non Dwelling Structures	80,000	97,441	97,441	97,441
13	1475 Non Dwelling Equipment	107,012		107,012	107,012
14	1485 Demolition	70,000	19,754	19,754	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	124,965	125,115	125,115	125,115
18	1498 Development Activities	1,400,000		1,400,000	1,030,290
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$7,844,265	\$7,844,265	\$7,844,265	\$7,074,403
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-8/22 Uansa Village	REPLACE UNDERGROUND SITE UTILITIES, WATER, HEAT LINES, SANITARY/STORM	1450	SITE	242,446				The new design reflects reduction of 70 units to 38 by way of conversion and the demolition of two buildings to reduce density and to construct a new community building. COSTS FOR THE REMAINING 3 BUILDINGS (12 UNITS) APPROVED IN FY2002 CFP
	INSTALL NEWS SITE LIGHTING	1450	SITE	70,000				
	RESURFACE EXISTING ASPHALT	1450	SITE	40,000				
	CONCRETE REPLACEMENT/PORCHES AND WALKS	1450	SITE	319,331				
	LANDSCAPING/SEATING AREAS	1450	SITE	125,000				
	TRASH AND LITTER COLLECTION AREAS	1450	SITE	97,000				
	FENCE REPLACEMENT	1450	SITE	23,000				
	LEAD BASED PAINT ABATEMENT	1460	26 UNITS	73,200				
	ASBESTOS ABATEMENT	1460	6 BLDGS.	87,000				
	INSULATE EXTERIOR WALLS	1460	6 BLDGS.	80,000				
	INTERIOR AND EXTERIOR DOOR REPLACEMENT	1460	26 UNITS	87,000				
	WINDOW REPLACEMENT	1460	26 UNITS	136,800				
	PATCH/REPAIR AND PAINT WALLS & CEILINGS	1460	26 UNITS	104,000				
	MASONRY REPAIRS	1460	6 BLDGS	83,300				
ROOF REPLACEMENT	1460	6 BLDGS	120,000					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-8/22 Uansa Village	EXTERIOR PAINTING	1460	6 BLDGS.	41,000				
	REPLACE SIDING/CANOPIES	1460	6 BLDGS.	99,847				
	REPLACE FLOOR FINISHES	1460	26 UNITS	136,800				
	REPLACE KITCHEN CABINETS, COUNTER TOPS, EXHAUST	1460	26 UNITS	120,000				
	UNIT AMENITIES - STORAGE AND LAUNDRY	1460	26 UNITS	95,800				
	REPLACE BATHROOM FIXTURES AND ACCESSORIES	1460	26 UNITS	95,800				
	INSTALL FURNACES	1460	26 UNITS	119,700				
	DOMESTIC HOT AND COLD WATER PLUMBING/STACKS REPAIRS/REPLACEMENTS.	1460	26 UNITS	180,000			<u>1450:</u> 916,777	<u>1450:</u> 916,777
	ELECTRICAL RENOVATIONS: NEW LOAD CENTERS, WIRING, DEVICES, GFI, AND FIXTURES	1460	26 UNITS	212,100			<u>1460:</u> 1,872,347	<u>1460:</u> 1,727,599
	NEW RANGES AND REFRIGERATORS	1465.1	26 UNITS	19,000			<u>1465:</u> 19,000	<u>1465:</u> 0
RELOCATION	1495.1	70 UNITS	35,000			<u>1470:</u> 97,441	<u>1470:</u> 97,441	
CONSTRUCT COMMUNITY BLDG	1470	1 BLDG	80,000	97,441		<u>1485:</u> 19,000	<u>1485:</u> 0	
DEMOLITION	1485	2 BLDGS	70,000	19,000		<u>1495:</u> 35,000	<u>1495:</u> 35,000	
	<u>TOTAL</u>			<u>\$2,993,124</u>	<u>\$2,960,319</u>	<u>\$2,960,319</u>	<u>\$2,776,817</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-3/7 HAWKINS AND PA-6-4 BURNS	CONVERT UNIT TO HANDICAPPED ACCESSIBLE - 3 at PA -6-3/7 HAWKINS VILLAGE & 3 at PA -6-4 BURNS HEIGHTS Conversion of and addition to existing units for the creation of new two 3 bedroom accessible units Selective demolition including existing walls, stairs, kitchen and bath fixtures, wall penetrations							
	PA-6-4	1460	1 unit	3,000				
	PA-6-3	1460	1 unit	3,000				
	New Construction including floor plan alterations, one -story bedroom additions, new stairs, new entrance canopies							
	PA-6-4	1460	1 unit	22,000				
	PA-6-3	1460	1 unit	6,725				
	Replacement of interior door to accommodate wider openings							
	PA-6-4	1460	1 unit	2,000				
	PA-6-3	1460	1 unit	2,000				
	Electrical alterations including new wiring, panels, devices and fixtures							
PA-6-4	1460	1 unit	7,930					
PA-6-3	1460	1 unit	24,310					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-3/7 HAWKINS PA-6-4 BURNS	CONVERT UNIT TO HANDICAPPED ACCESSIBLE -							
	Plumbing alterations including relocation of stacks, supply risers, and fixtures							
	PA-6-4	1460	1 unit	16,850				
	PA-6-3	1460	1 unit	6,350				
	Heating alterations including piping alterations, relocation of convectors and new convectors							
	PA-6-4	1460	1 unit	6,000				
	PA-6-3	1460	1 unit	7,200				
	Kitchen Improvements including new cabinets, countertop, rangehoods, back splashes, 3" min. clear work area							
	PA-6-4	1460	1 unit	4,000				
	PA-6-3	1460	1 unit	4,000				
Bath improvements including new tubs with shower and surround, new water closets, lavatories, piping insulation, medicine cabinets, grab bars and accessories								
PA-6-4	1460	1 unit	4,000					
PA-6-3	1460	1 unit	4,000					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-3/7 HAWKINS PA-6-4 BURNS	CONVERT UNIT TO HANDICAPPED ACCESSIBLE -							
	New Finishes including painting of walls, ceilings, and trim; floor tile							
	PA-6-4	1460	1 unit	3,500				
	PA-6-3	1460	1 unit	3,500				
	Ramp Construction at unit entrances including excavation, foundation, cast in-place concrete and rail							
PA-6-4	1460	2 ramps	5,000					
PA-6-3	1460	2 ramps	5,000			<u>PA-6-3</u> <u>1460:</u> <u>\$66,085</u>	<u>PA-6-3</u> <u>1460:\$66,085</u>	
Install storm/screen doors								
PA-6-4	1460	170 units	59,731			<u>PA-6-4</u> <u>1460:</u> <u>\$134,011</u>	<u>PA-6-4</u> <u>1460:\$134,011</u>	
	TOTAL			<u>\$200,096</u>		<u>\$200,096</u>	<u>\$200,096</u>	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<u>ACHA WIDE</u>	RELOCATION COSTS/OFFICER	1495.1		51,000		51,000	51,000	
	RELOCATION AT VARIOUS SITES	1495.1		38,965	39,115	39,115	39,115	
	TOTAL			<u>\$89,965</u>	<u>\$90,115.00</u>	<u>\$90,115.00</u>	<u>\$90,115.00</u>	
PA-6-18 GROVETON	PARTIAL ACHA CONTRIBUTION MIXED FINANCE APPLICATION	1498	LUMP SUM	<u>\$1,000,000</u>		<u>\$1,000,000</u>	<u>\$1,000,000</u>	
PA-6-42 JEFFERSON MANOR	OTISELEVATOR EQUIPMENT ARMOR IS OBSOLETE AND PARTS DIFFICULT TO OBTAIN							
	MICROPROCESSOR CONTROLS WITH VOICE ANNUNCIATION	1460	2	100,000		100,000	100,000	
	DOOR OPERATORS/FIXTURES	1460	2	40,000		40,000	40,000	
	GENERATORS	1460	2	35,000		35,000	35,000	
	INFRA-RED VERTICAL EDGE BUILDING CODE COMPLIANCE ASSOCIATED WITH WORK	1460	2	25,000		25,000	25,000	
	TOTAL			<u>\$200,000</u>		<u>\$200,000</u>	<u>\$138,132</u>	
PA-6-39 CORBETT APTS	REPAIR AND REPLACEMENT OF CONCRETE SLAB ON BALCONIES (CONCRETE IS SPALLING AND CREATING A DANGEROUS CONDITION)	1460	1 BLDG	\$364,302		\$364,302	\$355,802	
	TOTAL			<u>\$364,302</u>		<u>\$364,302</u>	<u>\$355,802</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acc t No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHAWIDE	ROOF REPLACEMENT AT ELDERLY HIGHRISE PA-6-29 GEN. BRADDOCK	1460	5	<u>\$50,000</u>		<u>\$50,000</u>	<u>\$0</u>	
ACHAWIDE	SITE AND CONCRETE, LANDSCAPING	1450		<u>\$251,291</u>		<u>\$251,291</u>	<u>\$251,291</u>	
ACHAWIDE	504 IMPROVEMENTS: RAMPS, CURBS, RAILINGS, ETC.	1450		<u>\$280,000</u>	<u>240,962</u>	<u>240,962</u>	<u>\$139,947</u>	
PA-6-6/80 SHARPS TERRACE	MIXED FINANCE DEVELOPMENT	1498		<u>\$400,000</u>		<u>\$400,000</u>	<u>\$30,290</u>	
PA-6-12 MILLVUE	PAINT INTERIOR OF ALL BUILDINGS WITH SEMI -GLOSS PAINT	1460		<u>\$100,000</u>	<u>\$64,038</u>	<u>\$64,038</u>	<u>\$64,038</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FEES & COSTS	ACHAIN INSPECTION INCLUDING EMPLOYEE BENEFIT CONTRIBUTION	1430	3	128,805		128,805	128,805	
	PA-6-8/22 UANS VILLAGE - A&E FEES	1430		290,400	292,252	292,252	292,252	
	INDUSTRIAL HYGIENIST	1430		10,000	20,102	20,102	20,102	
	ELEVATOR CONSULTANT	1430		40,000	60,700	60,700	60,700	
	<u>TOTAL</u>				<u>469,205</u>	<u>501,859</u>	<u>\$501,859</u>	<u>\$501,859</u>

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA MANAGEMENT IMPROVEMENTS	1. SECURITY/CRIME PREVENTION POLICE CONTRACTS	1408	ACHA-WIDE	418,892		418,892	418,892	
	2. ECONOMIC DEVELOPMENT	1408						
	a) STEP-UP PROGRAM/JOB TRAINING FOR RESIDENT TRAINING PROJECT	1408	ACHA-WIDE	25,000		25,000	25,000	
	b) RESIDENT OWNED BUSINESS ASSISTANCE	1408	ACHA-WIDE	25,000		25,000	25,000	
	3. RESIDENT TRAINING/EMPLOYMENT COORDINATOR	1408	1	39,500		39,500	39,500	
	4. RESIDENT SERVICE TECHNICIAN	1408	1	39,500		39,500	39,500	
	5. VACANCIES							
	a) CONTRACT WITH REAL ESTATE COMPANY TO MARKET UNITS	1408	1	25,000		25,000	25,000	
	6. COMPUTER SYSTEMS SOFTWARE							
	b) SOFTWARE UPGRADES & TRAINING	1408	ACHA WIDE	15,000		15,000	15,000	
c) Maintenance Labor required for vacancy reduction	1408	ACHA WIDE	376,864		376,864	376,864		
	TOTAL			<u>\$964,756</u>		<u>\$964,756</u>	<u>\$964,756</u>	
NON-DWELLING EQUIPMENT	COMPUTER EQUIPMENT: PRINTERS, MONITORS, DRIVES, PCs, NOTEBOOK TRI-STAR	1475	ACHA WIDE	<u>\$107,012</u>		<u>\$107,012</u>	<u>\$107,012</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAN Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA-28-P006-708 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>1999</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	<u>ADMINISTRATION</u>							
	DIRECTOR OF DEVELOPMENT	1410	1	79,000		79,000	79,000	
	ASSISTANT DIRECTOR OF DEVELOPMENT	1410	1	20,219		20,219	20,219	
	A&E COORDINATOR	1410	1	51,000		51,000	51,000	
	CONSTRUCTION MANAGER	1410	1	51,000		51,000	51,000	
	CAD TECHNICIANS	1410	2	82,295		82,295	82,295	
	PLANNER	1410	1	49,000		49,000	49,000	
	INSPECTOR	1410	1	0		0	0	
	ADMINISTRATIVE CLERKS	1410	2	67,000		67,000	67,000	
	STAFF ACCOUNTANT	1410	1	30,000		30,000	30,000	
	MAINTENANCE DIRECTOR	1410	1	20,000		20,000	20,000	
	TOTAL	1410		<u>\$449,514</u>		<u>\$449,514</u>	<u>\$449,514</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund and Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: PA-28-P006-708 Replacement Housing Factor No :	Federal FY of Grant: <u>1999</u>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-6-6/80			2-2003	9-2003			
PA-6-8/22UANSA	3-2001			9-2003			
PA-6-39 CORBETT	3-2001			9-2002			COMPLETE
PA-6-3/7&6 -4 BURN/HAWKINS	3-2001			9-2002			COMPLETE
PA-6-18	3-2001			9-2002			COMPLETE
PA-6-21 HOMESTEAD RELOCATION	3-2001			9-2002			COMPLETE
PA-6-12 MILLVUE	3-2001			9-2002			COMPLETE
ACHAWIDE IMPROVEMENTS	3-2002			9-2002			
ACHAWIDE ROOFS	3-2002			9-2002			
PHA-WIDE MANAGEMENT IMPROVEMENTS	3-2001			9-2002			COMPLETE
A/E	3-2000			9-2001			COMPLETE

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA2800650100 Replacement Housing Factor Grant No:	Federal FY of Grant: <u>2000</u>
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 3/31/03
 X Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	1,436,274		1,436,274	1,436,274
3	1408 Management Improvements	699,000	740,607	740,607	740,607
4	1410 Administration	576,260	433,529	433,529	433,529
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	369,840	470,964	470,964	470,964
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	4,100,000		4,100,000	4,100,000
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2 -18)	\$7,181,374	\$7,181,374	\$7,181,374	\$7,181,374
22	Amount of line 19 Related LBP Activities				
23	Amount of line 19 Related to Section 504 Compliance				
24	Amount of line 19 Related to Security				
25	Amount of line 19 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA2800650100 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2000</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHAWIDE	<u>MANAGEMENT IMPROVEMENTS :</u>							
	SECURITY: POLICE CONTRACTS	1408		400,000	441,607	441,607	441,607	
	RESIDENT PROGRAMS	1408		70,000		70,000	70,000	
	RESIDENT TRAINING/EMPLOYMENT COORDINATOR	1408		39,500		39,500	39,500	
	RESIDENT SERVICE TECHNICIAN	1408		39,500		39,500	39,500	
	REAL ESTATE CONTRACT TO MARKET UNITS	1408		25,931		25,931	25,931	
	COMPUTER TECHNICAL SUPPORT FOR FAIR HOUSING CENTER	1408		25,000		25,000	25,000	
	COMPUTER SOFTWARE UPGRADES & TRAINING/TELECOMMUNICATIONS	1408		99,069		99,069	99,069	
	TOTAL 1408			<u>\$699,000</u>	<u>\$740,607</u>	<u>\$740,607</u>	<u>\$740,607</u>	
FEES & COSTS	A/FEES AT 6 -21-25-35	1430	LUMP SUM	169,688	270,812	270,812	270,812	
	ACHAWIDE INSPECTION/EMPLOYEE BENEFIT	1430	LUMP SUM	200,152		200,152	200,152	
	TOTAL 1430			<u>\$369,840</u>	<u>\$470,964</u>	<u>\$470,964</u>	<u>\$470,964</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA2800650100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-18 GROVETON VILLAGE	PARTIAL ACHA CONTRIBUTION FOR MIXED FINANCING APPLICATION	1499	LUMP SUM	<u>\$4,100,000</u>		<u>\$4,100,000</u>	<u>\$4,100,000</u>	MIXED FINANCE CLOSED 12/01 CONSTRUCTION STARTED
	<p>THE ACHA PROPOSES TO DEMOLISH 23 ROW-TYPE BUILDINGS COMPRISED OF 100 UNITS AND ONE COMMUNITY BUILDING.</p> <p>THE PROPOSAL IS TO CONSTRUCT 69 UNITS COMPRISED OF DUPLEX AND ROW -TYPE LOW INCOME HOUSING.</p> <p>THE ACHA HAS ENTERED INTO A DEVELOPER'S AGREEMENT WITH FALBO/PENROSE FOR A MIXED FINANCE PROPOSAL.</p> <p>THE ACHA HAS RECEIVED A \$5.6 MILLION BOND ALLOCATION WHICH PRODUCES A 4% TAX CREDIT ALLOCATION.</p> <p>THIS PROPOSAL WILL BE SUBMITTED ON 10/2/2000 WITH THE EVIDENCIARY SUBMITTED BY 11/15/2000.</p> <p>THE CLOSING OF THE MIXED FINANCING TRANSACTION IS SCHEDULED TO CLOSE BY 12/2000.</p> <p>THE CGP FUNDS WILL BE USED TO COLLATERALIZE THE BONDS AND UPON COMPLETION OF THE CONSTRUCTION, THE FUNDS WILL BE USED TO SATISFY THE BOND.</p>							
	BOND EXPIRED IN 12/00. OBTAINED 9% TAX CREDITS AND CLOSED IN 12/01							

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: PA2800650100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
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	Original	Revised	Actual	Original	Revised	Actual	
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PHA-WIDE OPERATIONS MANAGEMENT IMPROVEMENTS ADMINISTRATION FEES & COSTS	3/31/02			9/30/03		3/31/03	COMPLETE
	3/31/02			9/30/03		3/31/03	COMPLETE
	3/31/02			9/30/03		3/31/03	COMPLETE
	3/31/02			9/30/03		3/31/03	COMPLETE
	3/31/02			9/30/03		3/31/03	COMPLETE
PA-6-18 GROVETON	3/31/02			9/30/03		3/31/03	COMPLETE

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No.: PA28R00650100	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,002		18,002	18,002
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment -Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	213,914		213,914	213,914
19	1501 Collateralization or Debt Service				
20	1502 Contingency (may not exceed 8% of line 19)				
21	Amount of Annual Grant (Sum of lines 2 -18)	<u>\$231,916</u>		<u>\$231,916</u>	<u>\$231,916</u>
22	Amount of line 19 Related LBP Activities				
23	Amount of line 19 Related to Section 504 Compliance				
24	Amount of line 19 Related to Security				
25	Amount of line 19 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: : PA28R00650100			Federal FY of Grant: <u>2000</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-74 WEST MIFFLIN DUPLEX	REPLACEMENT HOUSING FACTOR <u>TOTAL</u>	1499		\$213,914		\$213,914	\$213,914	
PA-6-74 WEST MIFFLIN DUPLEX	FEES & COSTS <u>TOTAL</u>	1430	LUMP SUM	18,002		18,002	18,002	
				<u>\$18,002</u>		<u>\$18,002</u>	<u>\$18,002</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA28R00650100	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	3/31/02			9/30/03	9/30/02		COMPLETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:	Federal FY of Grant: <u>2001</u>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 2)
 X Performance and Evaluation Report for Period Ending: 3/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	800,000		800,000	800,000
3	1408 Management Improvements	639,500	651,147	651,147	651,147
4	1410 Administration	465,000		465,000	399,267
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	591,386		591,386	391,765
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000		75,000	0
10	1460 Dwelling Structures	200,000	140,176	140,176	0
11	1465.1 Dwelling Equipment — Nonexpendable	0		0	0
12	1470 Nondwelling Structures	200,000		200,000	0
13	1475 Nondwelling Equipment	10,000	0		
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	85,000	75,547	75,547	75,547
18	1499 Development Activities	3,315,222	3,352,852	3,352,852	3,208,402
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$6,351,108	\$6,351,108	\$6,351,108	\$5,526,128
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA WIDE	RELOCATION	1495.1		<u>\$85,000</u>	\$75,547	\$75,547	\$75,547	
PA-6-21-35 HOME-STEAD APTS.	BRIDGE LOAN FOR HOMESTEAD APTS. CONSTRUCTION – HOPEVI REVITALIZATION PROJECT	1499	LUMP SUM	<u>\$2,245,755</u>	<u>\$2,347,413</u>	<u>\$2,347,413</u>	<u>\$2,347,413</u>	
PA-6-2 MCKEES ROCKS TERRACE	DEVELOPMENT ACTIVITIES – REVITALIZATION/HOPEVI	1499		<u>\$204,467</u>		<u>\$204,467</u>	<u>\$166,837</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2001</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHAWIDE	VARIOUS SITE IMPROVEMENTS REQUIRED FOR ACT 504 COMPLIANCE (RAMPS, RAILINGS, ETC.)	1450	LUMP SUM	<u>\$75,000</u>		<u>\$75,000</u>	0	
PA-6-79 GROVETON VILLAGE	FUNDING IS REQUESTED FOR BRIDGE LOAN/REVITALIZATION FOR MIXED FINANCED DEVELOPMENT OF GROVETON VILLAGE WHICH WILL BE RE-PAID TO ACHA	1499	LUMP SUM	<u>\$765,000</u>	<u>\$700,972</u>	<u>\$700,972</u>	<u>\$594,152</u>	
PA-6-6/80 SHARPS TERRACE	MIXED FINANCED DEVELOPMENT	1499		<u>\$100,000</u>		<u>\$100,000</u>	<u>\$100,000</u>	
ACHAWIDE	FORCED ACCOUNT LABOR FOR VACANCY REDUCTION AT VARIOUS SITES	1460		<u>\$200,000</u>	<u>\$140,176</u>	<u>\$140,176</u>	0	
PA-6-10 MAPLEVIEW	COMMUNITY BUILDING CONSTRUCTION	1470	1	<u>\$200,000</u>		<u>\$200,000</u>	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FEES AND COSTS	INSPECTION – ACHA	1430	3	188,000		188,000	70,975	
	AUTHORITY WIDE HYGIENIST SERVICES	1430		30,000	15,000	15,000	0	
	A/ESERVICES (DESIGN):							
	PA -6-23 PROSPECT			50,000	32,596	32,596	0	
	PA -6-4 BURNS	1430		50,000	35,000	35,000	0	
	PRE-DEVELOPMENT PLANNING COSTS AT PA-6-6 SHARP TERRACE	1430		183,386	109,892	109,892	109,892	
	CONSULTANT FEES FOR OHIO VIEW ACRES HOPE VI APPLICATION AND RELATED ACTIVITIES			90,000	210,898	210,898	210,898	
<u>TOTAL</u>				<u>\$591,386</u>	<u>\$591,386</u>	<u>\$591,386</u>	<u>\$391,765</u>	
	OPERATIONS	1406		<u>\$800,000</u>		<u>\$800,000</u>	<u>\$800,000</u>	
	ADMINISTRATION	1410		<u>\$465,000</u>		<u>\$465,000</u>	<u>\$399,267</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2001</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA MANAGEMENT IMPROVEMENTS	1. SECURITY/CRIME PREVENTION POLICE CONTRACTS	1408	ACHA-WIDE	400,000	105,500	105,500	105,500	
	2. ECONOMIC DEVELOPMENT a) RESIDENT PROGRAMS	1408	ACHA-WIDE	75,000	507,216	507,216	507,216	
	3. RESIDENT SERVICE TECHNICIANS	1408	2	84,500	38,431	38,431	38,431	
	4. COMPUTER SYSTEMS SOFTWARE b) SOFTWARE UPGRADES & TRAINING/TELECOMMUNICATIONS/LICENSES	1408	ACHA WIDE	80,000	0		0	
	TOTAL				<u>\$639,500</u>	<u>\$651,147</u>	<u>\$651,147</u>	<u>\$651,147</u>
NON-DWELLING EQUIPMENT	COMPUTER HARDWARE	1475	ACHA WIDE	<u>\$10,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	DELETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III : Implementation Schedule

PHAName: **ALLEGHENY COUNTY**
HOUSING AUTHORITY

Grant Type and Number
 Capital Fund Program No: **PA28P00650101**
 Replacement Housing Factor No:

Federal FY of Grant: **2001**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-6-2	9/03		3/02	9/04			
PA-6-21	9/03		9/01	9/02			
PA-6-79	9/03		3/02	9/04			
ACHAWIDE	9/03			9/04			
PA-6-6/80		9/03		9/04			
ACHAWIDE		9/03		9/04			
PA-6-10		9/03		9/04			
PHA-WIDE MANAGEMENT IMPROVEMENTS A/E	9/03			9/04			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No: PA28PR00650101

Federal FY of Grant:
2001

Original Annual Statement Reserve for Disaster s/Emergencies Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: 3/31/03 X Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,014,392		1,014,392	1,014,392
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	<u>\$1,014,392</u>		<u>\$1,014,392</u>	<u>\$1,014,392</u>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAN Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650101				Federal FY of Grant: <u>2001</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-79 GROVETON VILLAGE	REPLACEMENT HOUSING FUNDING HAS BEEN DESIGNATED FOR GROVETON VILLAGE REDEVELOPMENT	1499		<u>\$944,392</u>		<u>\$944,392</u>	<u>\$944,392</u>	
PA-6-74 WEST MIFFLIN DUPLEX	CAPITAL FUNDS REPLACEMENT HOUSING FACTOR (2000) FUNDS OF \$231,916 ARE INSUFFICIENT FOR CONSTRUCTION OF TWO SINGLE FAMILY 3 -BEDROOM STRUCTURES	1499	2 UNITS	<u>\$70,000</u>		<u>\$70,000</u>	<u>\$70,000</u>	
	<u>TOTAL</u>			<u>\$1,014,392</u>		<u>\$1,014,392</u>	<u>\$1,014,392</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: **ALLEGHENY COUNTY HOUSING AUTHORITY**

Grant Type and Number
 Capital Fund Program No: **PA28P00650101**
 Replacement Housing Factor No:

Federal FY of Grant: **2001**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ACHAWIDE	9/03		3/02	9/04		3/03	COMPLETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	1,137,596		1,137,596	1,137,596
3	1408 Management Improvements	360,000		360,000	129,522
4	1410 Administration	465,171		465,171	170,434
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	335,000		355,000	1,255
8	1440 Site Acquisition	30,000	0	0	0
9	1450 Site Improvement	25,000	35,000	35,000	0
10	1460 Dwelling Structures	1,081,000	1,049,850	1,049,850	26,081
11	1465.1 Dwelling Equipment — Nonexpendable	19,000	50,150	50,150	50,150
12	1470 Non dwelling Structures	245,000		245,000	38,812
13	1475 Non dwelling Equipment	10,000	30,000	30,000	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000		10,000	1,272
18	1499 Development Activities	1,970,215		1,970,215	
19	1501 Collateralization or Debt Service				5,000
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$5,687,982	\$5,687,982	\$5,687,982	\$1,560,122
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P 00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2002</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS	SUPPLEMENT OPERATING COSTS	<u>1406</u>		<u>\$1,137,767</u>		<u>\$1,137,767</u>	<u>\$1,137,767</u>	
ADMINISTRATION	SALARY AND FRINGE BENEFITS	<u>1410</u>		<u>\$465,000</u>		<u>\$465,000</u>	<u>\$170,434</u>	
MANAGEMENT IMPROVEMENTS	1. SECURITY/CRIME PREVENTION: POLICE CONTRACTS	1408	ACHA-WIDE	200,000		200,000	129,522	
	2. RESIDENT PROGRAMS	1408	ACHA-WIDE	75,000		75,000		
	3. RESIDENT SERVICE TECHNICIANS	1408	2	85,000		85,000		
	<u>TOTAL</u>	<u>1408</u>		<u>\$360,000</u>		<u>\$360,000</u>	<u>\$129,522</u>	
FEES AND COSTS	INSPECTION – ACHA	1430	3	220,000		220,000	\$1,255	
	AUTHORITY WIDE HYGIENIST SERVICES	1430		30,000		30,000		
	A/ESERVICES (DESIGN):	1430		85,000		85,000		
	TOTAL	<u>1430</u>		<u>\$335,000</u>		<u>\$305,000</u>	<u>\$1,255</u>	
NON-DWELLING EQUIPMENT	COMPUTER HARDWARE	<u>1475</u>	ACHA WIDE	<u>\$10,000</u>	<u>\$30,000</u>	<u>\$30,000</u>	<u>0</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: P A28P00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2002</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-26/37 PARK/SHEDON	CONSTRUCTION OF COMMUNITY BUILDING	1470	LUMP SUM	\$75,000		\$75,000	38,812	
PA-6-79 GROVETON VILLAGE	CHANGE TO CONTRACT REQUIRES ADDITIONAL FUNDS	1499	LUMP SUM	200,000		200,000		
	FUNDING IS REQUESTED FOR BRIDGE LOAN FOR MIXED FINANCE DEVELOPMENT OF GROVETON VILLAGE WHICH WILL BE REPAID TO ACHA	1499	LUMP SUM	1,770,215		1,770,215	5,000	
	TOTAL	1499		\$1,970,215		\$1,970,215	\$5,000	
RELOCATION	ACHA WIDER RELOCATION COSTS	1495.1		\$39,000	\$10,000		\$1,272	
PA-6-53 SPRINGDALE	PURCHASE PARCELOF LAND ADJACENT TO HIGHRISE TO INCREASE PARKING LOT AS PARKING SPACE IS INADEQUATE	1440		\$30,000	0	0	0	Purchased from other sources
SCATTERED SITES	MISC. SITE IMPROVEMENTS AT PA-6-45 PENNHILLS, PA -6-64 ALLEGHENY EST., PA -6-67 GROUSE RUN, PA -6-68 RIDGEWOOD, PA -6-69 LAUREL STATES	1450		\$25,000	\$35,000	\$35,000	0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-8/22 Uansa Village	LEAD BASED PAINT ABATEMENT	1460	26 UNITS	33,800				COSTS REMAINING FOR 3 BUILDINGS (12 UNITS) TO COMPLETE UANSA MOD/CONVERSION
	ASBESTOS ABATEMENT	1460	3 BLDGS.	43,000				
	INSULATE EXTERIOR WALLS	1460	3 BLDGS.	40,000				
	INTERIOR AND EXTERIOR DOOR REPLACEMENT	1460	12 UNITS	43,000				
	WINDOW REPLACEMENT	1460	12 UNITS	63,200				
	PATCH/REPAIR AND PAINT WALLS & CEILINGS	1460	12 UNITS	48,000				
	MASONRY REPAIRS	1460	3 BLDGS	41,700				
	ROOF REPLACEMENT	1460	3 BLDGS	60,000				
	EXTERIOR PAINTING	1460	3 BLDGS.	20,500				
	REPLACE SIDING/CANOPIES	1460	3 BLDGS.	50,000				
	REPLACE FLOOR FINISHES	1460	12 UNITS	63,200				
	REPLACE KITCHEN CABINETS, COUNTER TOPS, EXHAUST	1460	12 UNITS	60,000				
	UNIT AMENITIES - STORAGE AND LAUNDRY	1460	12 UNITS	44,200				
	REPLACE BATHROOM FIXTURES AND ACCESSORIES	1460	12 UNITS	44,200				
	INSTALL FURNACES	1460	12 UNITS	55,300				
DOMESTIC HOT AND COLD WATER PLUMBING/STACKS REPAIRS/REPLACEMENTS.	1460	12 UNITS	83,000	73,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CF PRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2002</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-8/22								
Uansa	ELECTRICAL RENOVATIONS: NEW LOAD CENTERS, WIRING, DEVICES, GFI, AND FIXTURES	1460	12 UNITS	87,900	66,750			
Village	NEW RANGES AND REFRIGERATORS CONSTRUCT COMMUNITY BLDG	1465.1 1470	26 UNITS 1 BLDG	19,000 170,000	50,150	50,150	50,150	
	<u>TOTAL</u>					<u>1460:849,850</u> <u>1465:50,150</u> <u>1470:170,000</u> <u>\$1,070,000</u>	<u>1460:26,081</u> <u>1465:50,150</u> <u>\$76,231</u>	
ACHA WIDE	FORCED ACCOUNT LABOR FOR VACANCY REDUCTION AT VARIOUS SITES	1460	0	<u>\$200,000</u>				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: **ALLEGHENY COUNTY**
HOUSING AUTHORITY

Grant Type and Number
 Capital Fund Program No: **PA28P00650102**
 Replacement Housing Factor No:

Federal FY of Grant: **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 OPERATIONS	9/04			9/06			
1408 MANAGEIMP.	9/04			9/06			
1410 ADMINISTRATION	9/04			9/06			
1430 FEES/COSTS	9/04			9/06			
1440 SITE ACQUISITION	9/04			9/06			
1450 SITE IMPROVEMENTS - SCATTERED SITES	9/04			9/06			
1460 DWELLING - UANS VILLAGE	9/04			9/06			
1460 DWELLING - ACHAWIDE VACANCY	9/04			9/06			
1465 DWELLING EQUIP	9/04			9/06			
1470 NON -DWELL SHELDON PARK	9/04			9/06			
1470 NON -DWELL UANS A	9/04			9/06			
1495 RELOCATION	9/04			9/06			
1499 DEV. ACT. GROVETON	9/04			9/06			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,307,482		1,307,482	\$851,035
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	\$1,307,482		\$1,307,482	\$851,035
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650102			Federal FY of Grant: <u>2002</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-79 GROVETON	REPLACEMENT HOUSING AT GROVETON PA-6-79	1499		<u>\$1,307,482</u>		<u>\$1,307,482</u>	<u>\$851,035</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: **ALLEGHENY COUNTY HOUSING AUTHORITY**

Grant Type and Number
 Capital Fund Program No:
 Replacement Housing Factor No: **PA28P00650102**

Federal FY of Grant: **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1499 DEVELOPMENT ACTIVITIES PA-6-79 GROVETON	9/04			9/06			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,307,482			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	\$1,307,482			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security —Soft Costs				
25	Amount of Line 21 Related to Security —Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103			Federal FY of Grant: <u>2003</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-6 SHARPS TERRACE	MIXED FINANCE TRANSACTION IN NORTHERN ALLEGHENY COUNTY FOR SHARPS TERRACE REPLACEMENT HOUSING	1499		<u>\$1,307,482</u>				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA28P00650103	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

1499 DEVELOPMENT ACTIVITIES	9/05			9/07			
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No.: PA28R00650100

Federal FY of Grant:
2000

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,002		18,002	18,002
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non Dwelling Structures				
13	1475 Non Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	213,914		213,914	213,914
19	1501 Collateralization or Debt Service				
20	1502 Contingency (may not exceed 8% of line 19)				
21	Amount of Annual Grant (Sum of lines 2 - 18)	\$231,916		\$231,916	\$231,916
22	Amount of line 19 Related LBP Activities				
23	Amount of line 19 Related to Section 504 Compliance				
24	Amount of line 19 Related to Security				
25	Amount of line 19 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: : PA28R00650100			Federal FY of Grant: <u>2000</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-74 WEST MIFFLIN DUPLEX	REPLACEMENT HOUSING FACTOR <u>TOTAL</u>	1499		\$213,914		\$213,914	\$213,914	
PA-6-74 WEST MIFFLIN DUPLEX	FEES & COSTS <u>TOTAL</u>	1430	LUMP SUM	18,002		18,002	18,002	
				<u>\$213,914</u>		<u>\$213,914</u>	<u>\$213,914</u>	
				<u>\$18,002</u>		<u>\$18,002</u>	<u>\$18,002</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: PA28R00650100	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

PHA-WIDE	3/31/02			9/30/03	9/30/02		COMPLETE
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650101	Federal FY of Grant: <u>2001</u>
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 X Performance and Evaluation Report for Period Ending: 3/31/03 X Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,014,392		1,014,392	1,014,392
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	<u>\$1,014,392</u>		<u>\$1,014,392</u>	<u>\$1,014,392</u>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650101			Federal FY of Grant: <u>2001</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-79 GROVETON VILLAGE	REPLACEMENT HOUSING FUNDING HAS BEEN DESIGNATED FOR GROVETON VILLAGE REDEVELOPMENT	1499		<u>\$944,392</u>		<u>\$944,392</u>	<u>\$944,392</u>	
PA-6-74 WEST MIFFLIN DUPLEX	CAPITAL FUNDS REPLACEMENT HOUSING FACTOR (2000) FUNDS OF \$231,916 ARE INSUFFICIENT FOR CONSTRUCTION OF TWO SINGLE FAMILY 3-BEDROOM STRUCTURES	1499	2 UNITS	<u>\$70,000</u>		<u>\$70,000</u>	<u>\$70,000</u>	
	TOTAL			<u>\$1,014,392</u>		<u>\$1,014,392</u>	<u>\$1,014,392</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: **ALLEGHENY COUNTY**
HOUSING AUTHORITY

Grant Type and Number
 Capital Fund Program No: **PA28P00650101**
 Replacement Housing Factor No:

Federal FY of Grant: **2001**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ACHAWIDE	9/03		3/02	9/04		3/03	COMPLETE

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,307,482		1,307,482	\$851,035
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	\$1,307,482		\$1,307,482	\$851,035
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650102			Federal FY of Grant: <u>2002</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-79 GROVETON	REPLACEMENT HOUSING AT GROVETON PA-6-79	1499		<u>\$1,307,482</u>		<u>\$1,307,482</u>	<u>\$851,035</u>	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: **ALLEGHENY COUNTY HOUSING AUTHORITY**

Grant Type and Number
 Capital Fund Program No:
 Replacement Housing Factor No: **PA28P00650102**

Federal FY of Grant: **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1499 DEVELOPMENT ACTIVITIES PA-6-79 GROVETON	9/04			9/06			

PROGRAM INCOME

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
#1.	Total of Non-CFP Funds				
#2.	1406-Operations				
#3.	1408-Management Improvements				
#4.	1410-Administration				
#5.	1411-Audit				
#6.	1415-Liquidated Damage				
#7.	1430-Fees and Costs				
#8.	1440-Site Acquisition				
#9.	1450-Site Improvements				
#10.	1460-Dwelling Structures				
#11.	1465.1-Dwelling Equipment-Nonexpendable				
#12.	1470-Nondwelling Structures				
#13.	1475-Nondwelling Equipment				
#14.	1485-Demolition				
#15.	1490-Replacement Reserve				
#16.	1492-Moving to Work Demonstration				
#17.	1495.1-Relocation Costs				
#18.	1499-Development Activities	\$ 15,162,884.00		\$ 8,286,929.00	\$ 8,286,929.00
#19.	1501-Collateralization or Debt Service				
#20.	1502-Contingency				
#21.	Amount of Annual Grant (sum of lines 2-20)	\$ 15,162,884.00		\$ 8,286,929.00	\$ 8,286,929.00
#22.	Amount of Line 21 Related to LBP Activities				
#23.	Amount of Line 21 Related to Section 504 Compliance				
#24.	Amount of Line 21 Related to Security-Soft Costs				
#25.	Amount of Line 21 Related to Security-Hard Costs				
#26.	Amount of Line 21 Related to Energy Conservation Measures				

Funding Sources:					
#1.	Program Income from Homestead Bridge Loan/Interest				
#2.	Program Income from Groveton Bridge Loan/Interest				
#3.	Program Income from Homestead Bridge Loan (Tower A)				
#4.	Program Income from Sharps Terrace				

AttachmentM

Definition of Substantial Deviations or Significant Amendments or Modifications

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which requires formal approval of the Board of Commissioners.

Attachment N

Pet Policy

The Allegheny County Housing Authority allows for pet ownership in its developments with the written pre-approval of the Housing Authority.

The Allegheny County Housing Authority adopts the following reasonable requirements as part of the Pet Policy:

1. Residents are responsible for any damage caused by their pets, including the cost of fumigating or cleaning their units.
2. In exchange for this right, resident assumes full responsibility and liability for the pet and agrees to hold the Allegheny County Housing Authority harmless from any claims caused by an action or inaction of the pet.
3. Residents must have the prior written approval of the Housing Authority before moving a pet into their unit.
4. Residents must request approval on the Authorization for Pet Ownership Form that must be fully completed before the Housing Authority will approve the request.
5. Residents must give the Housing Authority a picture of the pet so it can be identified if it is running loose.
6. A pet deposit of \$250 is required at the time of registering a pet.
7. The Allegheny County Housing Authority will allow only common household pets. This means only domesticated animals such as a dog, cat, bird (except exotic birds), rodent (including a rabbit), fish in aquariums or a turtle will be allowed in units. Common household pets do not include reptiles (except turtles).

All dogs and cats must be spayed or neutered before they become six months old. A licensed veterinarian must verify this fact.

Only one four-legged pet per unit will be allowed and there is a maximum of two pets per unit.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight-trained dogs, will not be allowed.

No animal may exceed forty (40) pounds in weight projected to full adult size.

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all of the state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Allegheny County Housing Authority to attest to the inoculations.

9. The Allegheny County Housing Authority, or an appropriate community authority, shall require the removal of any pet from a development if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the development or other persons in the community where the development is located.

Required Attachment __ Q____: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Lynn Bonner
Robert Bonner
Frances Carter
Marlene Vennie
Peggy Bealah Dewitt
Dawn Price
Georgeann Stemler
Ruby Walker
Mika Duncan
Toni Schuler

Required Attachment P: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Dawn Price

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): 12/31/2007

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): James C. Roddey, Chief Executive

Attachment Q

Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

The following table reflects the progress we have made in achieving our goals and objectives:

Goal One: The Allegheny County Housing Authority shall obtain high performer status in both PHAS and SEMAP by 2003 and maintain this status for the next three years.	
Objective	Progress
Demonstrate to the Federal Court of the Western District of Pennsylvania that the Allegheny County Housing Authority is providing an adequate choice of affordable housing and desegregative opportunities to our applicants.	Significant progress has been made. We are about to once again ask the Court to release us from the Decree.
Achieve and maintain a 98% public housing occupancy rate and a 99% lease-up rate in Section 8 by October 1, 2005.	There has been an increase in elderly occupancy, but increases in family public housing will come with the release of Sanders. We exceed 100% in Section 8.
Maintain an "A" status in PHAS for work order responses for all five years.	This is being accomplished.
Attract more landlords willing to participate in the Section 8 program with an emphasis on landlords in non-impacted municipalities.	This is being accomplished and we received an award from NAHRO in this area.
Treat our residents and Section 8 participants with respect and recognize that they are our customers and partners.	This is being accomplished.

Goal Two: Create or generate 500 new affordable housing opportunities by October 1, 2005.	
Objective	Progress
Apply for all new Section 8 voucher opportunities that are appropriate.	We applied for all opportunities last year and will do the same this year.
Seek at least one additional HOPEVI Grant by October 1, 2005.	Accomplished, Ohio View Acres.
Develop or co-develop at least one mixed finance affordable housing development outside HOPEVI by October 1, 2005.	Looking at many opportunities throughout Allegheny County.

Goal Three: Become financially less dependent on HUD funding by October 1, 2005.	
Objective	Progress
Acquire additional affordable housing sites that generate a cash flow.	This is being accomplished.
Offer additional Allegheny County Housing Authority expertise to the private and non-profit community on a fee basis.	This is being accomplished.
Focus more on attracting grants from private foundations.	We have begun this effort.
Develop ways to utilize our real estate to generate additional income, i.e. lease rooftops of high rise buildings or generate laundry proceeds.	This is being accomplished.

Goal Four: Increase the range of incomes of people residing in Allegheny County Housing Authority's family communities.	
Objective	Progress
Create more attractive living environments by creatively and wisely expending Capital Funds.	This is being accomplished, especially by turning walk-ups into townhouses.
Use flat rents to retain more working families in public housing.	This is being accomplished.
Offer appropriate programs that will help families achieve self-sufficiency through our partners.	This is being accomplished.
Provide housing that is at least as safe and secure as the surrounding neighborhoods.	This is being accomplished.
Attract more working families to public housing.	This is being accomplished.

Goal Five: Define and enhance the image of the Allegheny County Housing Authority.	
Objective	Progress
Develop and implement a positive public relations campaign.	This is being accomplished.
Have an Allegheny County Housing Authority spokesperson address at least ten community groups per year.	This has been exceeded.
Generate at least six positive media stories per year.	This has been exceeded.
Enhance the amount of outreach to Section 8 landlords and potential landlords.	This has been exceeded.

Goal Six: Maintain excellent key Allegheny County Housing Authority personnel for the next five years.	
Objective	Progress
Re-examine personnel policies to insure that appropriate incentives are present for excellent performance.	This is being accomplished.
Attempt to negotiate a union contract that allows for performance payments.	Still trying.
Insure that appropriate training is available to employees where applicable.	This is being accomplished.
Maintain a positive workplace with high employee morale.	We hope this is being accomplished.

AttachmentR –Section8HomeownershipCapacityStatement

ACHA's Section 8 Homeownership Program has the required capacity because a purchasing family must invest at least three percent of the purchase price of the home they are buying in the property. This can take the form of either a down payment, closing costs, or a combination of the two. Of this sum, at least one percent of the purchase price must come from the family's personal resources.

In addition, the family must qualify for the mortgage loan under a lender's normal lending criteria taking into account the fact that this is by definition a low-income family.

AttachmentS

VoluntaryConversions

a.HowmanyofthePHA’sdevelopmentsaresubjecttotheRequiredInitialAssessments? **22**

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)? **19**

c.HowmanyAssessmentswereconductedforthePHA’scovereddevelopments? **22**

d. Identify PHA developments that may be appropriate for conversion based on the Required InitialAssessments:

DevelopmentName	NumberofUnits
None	

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

ACHARABCComments

Comment: Resident leaders were not able to locate the required postings at ACHA common areas. Community postings, if found, were located in managers offices which offered limited access.

Response: John Joyce noted that if the posting are related to positions within the Housing Authority, the Human Resources Department is responsible for sending the job posting to all sites for posting.

Lynn Bonner stated that postings in general, need to be posted or placed in a binder that would allow the residents access to them. They are currently in areas that are not accessible.

Frank agreed that the suggestion to put the posting in a binder would be taken under consideration.

Comment: Request that a definition of affirmative mobility counseling be listed in the glossary. What is the purpose of the counseling and the hope for results? Would denying this counseling change an applicant's status?

Reply: ACHA agreed that a definition would be added to the glossary of the Admissions and Continued Occupancy Plan. This entire process is in place to insure that the residents are aware of all of the opportunities that are available to them.

Comment: There is a feeling that there are hidden preferences. It seems unfair to place a voucher holder before those who have applied for public housing. It also opens the door for an unethical practice.

Comment: Will there no longer be Elderly Only sites? Will designating senior sites in popular areas be difficult to fill? Is there a percentage of Elderly Only sites required?

Response: Frank explained that because of the Sanders Consent Decree we only have one waiting list, known as the Merged List. Applicants are on the list based by time and date of application. When the applicant's name comes to the top of the list, they then make a choice as to what program they are interested in: HVCP or LIPH.

The authority offers the applicant the chance to move into public housing if they were not successful in finding a unit within allowed 120 days of the HVCP. This would prevent the applicant from possibly becoming homeless.

Ms. Bonner's concern was the voucher holder would go ahead of someone who has been on the waiting list longer than them.

Frank also, explained that the preference if any is given to the applicant at the time of application and not when their voucher expired.

Jim Bulls explained in further detail the date and time process and Frank explained that once they pick a voucher they are removed from the waiting list. Therefore, if we offer them a LIPH unit they are not going ahead of anyone. Bev Moore also explained the allowed preference scenario in more detail.

Jim Bulls explained the list of available units that is given to an applicant at the briefing. Ms. Stemler disagreed with the way this is being done. Bev explained that there is no longer a large amount of vacant units available as in the past. If the applicant chooses the HCVP and is not successful in finding a unit there will be less units to pick from the longer they wait. That is the risk they are taking by not choosing LIPH first or 120 days ago.

Frank explained that 2 or 3 years ago HUD approved 8 ACHA sites as "Elderly Sites". Anyone that was currently living in one of those sites that was not elderly was grandfathered into the site. But from that point on no one would be moved into the site unless they were 62 or older.

Ms. Bonner said why did the list of elderly sites decrease. She wanted to know if HUD told us how many sites would have the elderly designation.

She reported that elderly people are complaining that their sites were designated "Elderly" and non-elderly residents were moving in and are causing problems. Frank explained again that the people that were not elderly before the HUD designation were grandfathered into the site.

Since Ms. Bonner expressed concerns about elderly residents complaining, Bev wanted to know which sites the complaints were coming from. Ms. Bonner confirmed from the sites that have the "Elderly" designation. Bev asked if the residents want to see less than 8 elderly sites. Bev also suggested that this issue be talked about after the public meeting. All agreed.

Mr. Jim Carnahan said he is aware of no problems with young people at Jefferson with the young or old.

Frank said there are only about 400 elderly people on the waiting list. We have done advertising in the past to get more elderly on our waiting list.

Ms. Bonner wanted to know if a resident can transfer from one site to an elderly site if there is a problem. Frank said it is handled through the transfer process. Marsha Charlie of the Intake Department confirmed that we have several seniors requesting transfers and they are accommodated.

Comment: The RAB doesn't like the \$20 non-refundable deposit upon application to secure a unit. They suggest substituting the \$99 security deposit. If the \$20 MUST stay, apply it to the \$99 security deposit.

Response: Bev explained that every person is not required to pay a security deposit; such as a deegrative appliant. Therefore, the \$20.00 is in place for rent only. While the security deposit is not always required the \$20 deposit is and it is applied toward the first month's rent.

Comment: Rather than offer one unit at a site, ACHA should offer at least two unless only one unit is available.

Response: Frank reinforced that fact that the authority is following the rules in the Sanders Consent Decree. Some of these rules are very cumbersome to enforce but we have no choice. The Decree made us merge the waiting list and also requires us to make more than a two -unit offer. We are required to over every one every available unit at the time of offer.

Ms. Bonner would like to applicant to have the right to go to the site that is being offered and pick any of the vacant units. Frank explained that if there are units available and ready for leasing the authority does not want the applicant to choose a unit that may need another month to get ready to occupy.

Ms. Stemler said that in theory it sounds good but in reality that is not the way it seems to be working. She later said the manager that was not following the rules is not longer with the authority.

Francis Carter disagreed with her. Frank explained that this is a fluid process and every case is different and takes a different amount of time.

Ms. Bonner said they are only trying to bring instances to the Authorities attention that they are hearing is a problem.

Bonnersaid most of us here are residents we have already been through the process.

John Joyce once again referred to the Sanders Consent Decree and the complexity of it. He said that the authority has argued with the court on several different occasions without success.

Frank also said the authority requested from the court to go to site based waiting list with no success.

Francis Carter agreed with the authority citing the decree as the problem and not the authority.

Comment: Change Director of Housing Management to Director of Housing Operations in the first paragraph of Section 10.6.

Response: The authority agreed to change the Director title in the COP to "Operations"

Comment: Language that would govern Tax Credit or HOPE VI applications in the area of eligibility, financial requirements, etc. does not appear in the ACOP. Since Tax Credit and HOPE VI are preferences, areas that would be unique to them should be included.

Response:N/A

Comment:The RAB questions changing when a late charge accrues from the 10th to the 5th day of the month.

Comment: The RAB is concerned about seniors not being able to pay their rent on time and incurring administrative fees. It suggests this be corrected.

Response: Bev explained that the resident's rent is technically due on the 1st of each month. Therefore, the authority has the right to send out a late notice anytime after that date. However, the authority gives the resident up to the 10th of the month to pay their rent before an administrative fee is applied. But on the 5th working day of the month they print a letter as a reminder to the resident that payment for rent has not been received. If the rent is not paid by the 10th working day of the month, then on the 11th working day of the month, admin fee is applied (\$20.00).

Jim Carnahan expressed an issue with the DDP program. Since this issue was not an agency plan issue, Bev asked that it get discussed in more detail after the meeting.

It was suggested that the authority run the DDP procedure twice during the month. One time during the first week of the month and the other at the end of the month for the residents who receive their checks later in the month.

OPEN COMMENTS TO THE PLAN

- 1) Walt MacFann said since HUD has not given us our final budget yet, we have revised this document to the best of our ability.

Jim Carnahan said there was nothing in the plan for Jefferson Manor. Walt explained that the annual statement explains what will be done in the future.

A meeting will be held with the entire site and residents and the developers. Residents will have input along the way.

Jim reported the folks are upset at Jefferson because they heard Jefferson Manor was going to be sold. Frank assured him that Jefferson would not be sold. Frank explained that it was part of the bond deal for them to look at all the sites.

- 2) Francis Carters said if a resident has a problem with discrimination does the authority help them write the letter to the Human Relations Department?

Frank said this is not a function of the authority but maybe if the incident is related to a HCV plan and lord.

No further questions or comments.

This meeting was adjourned at 11:15am