

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: JOHNSTOWN HOUSING AUTHORITY

PHA Number: PA019

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

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
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

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 mission of the Johnstown Housing Authority is to provide decent, safe, sanitary, and affordable housing to qualified persons. The vision of the Johnstown Housing Authority is to improve the quality of life for all residents by creating and implementing programs which encourage self-sufficiency, homeownership, greater involvement, responsibility and pride.

B. Goals

The goals and objectives listed below are derived from HUD=s strategic Goals and Objectives and those

placated 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 ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.

(Quantifiable measures would include targets such as: number of families served or PHAS scores)

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies: **Achieve a 3% to 5% vacancy rate by yr. 2004**

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments **The JHA or its Non-Profit Corp. will acquire/build at least 5 units by yr. 2004**

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) **Increase total score by 10 points by yr. 2004**

Improve voucher management: (SEMAP score)

Increase customer satisfaction: **Obtain maximum score of 10 points under Resident component of PHAS by yr. 2004**

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Public Housing Finance **Improve Financial Component under PHAS by 3 points by yr. 2004**

- Renovate or modernize public housing units: **Receive 100% of total funding requested under the Capital Improvement Program for the five years.**

next

- Demolish or dispose of obsolete public housing: **Demolish at least 81 units by yr. 2004**

_____ Provide replacement public housing:

_____ Provide replacement vouchers:

_____ Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

_____ Provide voucher mobility counseling:

_____ Conduct outreach efforts 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
Objectives:
- _____ Increase the number and percentage of employed persons in assisted families:
 - _____ Provide or attract supportive services to improve assistance recipients= employability:
 - _____ Provide or attract supportive 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)

Annual PHA Plan PHA Fiscal Year 2003

[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Johnstown Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission and vision statement to guide the activities of the Johnstown Housing Authority.

The mission of the Johnstown Housing Authority is to provide decent, safe, sanitary, and affordable housing to qualified persons.

The vision of the Johnstown Housing Authority is to improve the quality of life for all residents by creating and implementing programs which encourage self-sufficiency, home ownership, greater involvement, responsibility and pride.

We have adopted the following goals and objectives for the next five years.

PHA Goal: Expand the supply of assisted housing

Objectives:

Reduce public housing vacancies

The JHA or its Non-Profit Corp. will acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management:(PHAS score)

Increase customer satisfaction

Concentrate on efforts to improve specific management functions:

Public Housing Finance

Renovate or modernize public housing units

Demolish or dispose of obsolete public housing

PHA Goal: Increase assisted housing choices

Objectives:

Implement public housing or other homeownership programs

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. In summary, we are on course to improve the condition of affordable housing in the Johnstown Housing Authority.

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment=s name (A, B, C, D, E, F, G) 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 file name in parentheses in the space to the right of the title.

- (E) Component #5, (6) Deconcentration and Income Mixing & JHA=s Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement (pa019a04)
- FY 2003 Capital Fund Program 5-Year Action Plan (pa019b04)
- FY 2003 CFP Replacement Housing Factor Annual Statement (pa019c04)
- FY 2002 CFP Performance and Evaluation Report (pa019d04)
- FY 2002 CFP RHF Performance and Evaluation Report (pa019e04)
- FY 2001 CFP Performance and Evaluation Report (pa019f04)
- FY 2001 CFP RHF Performance and Evaluation Report (pa019g04)
- FY 2000 CFP Performance and Evaluation Report (pa019h04)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- (A) Implementation of Public Housing Resident Community Service Requirement
- (E)Pet Policy
- (B)Resident Membership of the PHA Governing Board
- (C) Membership of the Resident Advisory Board/s
- (D) Progress Report: Meeting goals and objectives reflected in 5-Year Plan
- (G) Component 10 (B)Voluntary Conversion Initial Assessments

Optional Attachments:

- PHA Management Organizational Chart (pa019i04)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

Applicable & On Display	Supporting Document	Applicable Plan Component
x	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
x	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
x	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions= initiatives to affirmatively further fair housing that require the PHA=s involvement.	5 Year and Annual Plans
x	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 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 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
x	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

Applicable & On Display	Supporting Document	Applicable Plan Component
	X check here if included in Section 8 Administrative Plan	Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	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
x	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
	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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
x	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
x	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
x	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
x	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)
x	Public Housing Resident Community Service Requirements X check here if included in the public housing A & O Policy	
x	Voluntary Conversion Required Initial Assessments	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (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 housing needs for each family type, from 1 to 5, with 1 being least impact and 5 being most severe impact. Use NA to indicate that no information is available upon which the PHA can make this assessment.

Family Type	Overall Needs	Affordability	Form	Quality	Accessibility	Location	Size
Income <= 30% of AMI	3124	5	1	1	4*	1	1*
Income >30% but <=50% of AMI	1636	5	1	1	NA	1	NA
Income >50% but <80% of AMI	834	3	1	1	NA	1	NA
Elderly	1864	3	3*	3*	3*	2*	NA
Families with Disabilities	NA	3*	3*	3*	3*	2*	2*
Race/Black	335	4**	NA	2**	NA	2**	NA
Race/Hispanic	82	4**	NA	2**	NA	2**	NA
Race/White	5265	4**	NA	2**	NA	2**	NA
Race/Ethnicity							

*Estimate Based on limited survey data

**Estimate based on limited related census data

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: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (ACHAS@) dataset
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)
1999 Direct Surveys (Agencies that serve the elderly, disabled and low income residents)

A. 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 checked="" type="checkbox"/> Public Housing			
<input 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:			
	# of families	% of total families	Annual Turnover
Waiting list total	112		382
Extremely low income <=30% AMI	89	80%	
Very low income (>30% but <=50% AMI)	21	19%	
Low income	2	1 %	

(>50% but <80% AMI)			
Families with children	40	36%	
Elderly families	10	9%	
Families with Disabilities	21	19%	
White	77	69%	
Black	27	24%	
American Indian/native Alaskan	2	2%	
Hispanic	6	5%	
Characteristics by Bedroom Size (Public Housing Only) 0BR	Total 112		
1BR	12	11%	34
2 BR	48	43%	79
3 BR	37	33%	135
4 BR	14	12%	107
5 BR	1	1%	26
5+ BR	0	0%	1
<p>Is the waiting list closed (select one)? No</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year?</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</p>			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

X___ Section 8 tenant-based assistance

___ Public Housing

___ Combined Section 8 and Public Housing

___ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Section 8 Waiting List	# of families	% of total families	Annual Turnover
Waiting list total	254		126
Extremely low income <=30% AMI	194	76%	
Very low income (>30% but <=50% AMI)	60	24%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	130	51%	
Elderly families	17	7%	
Families with Disabilities	59	23%	
White	196	77%	
Black	51	20%	
American Indian/Native Alaskan	2	1%	
Hispanic	5	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No
If yes:
B. How long has it been closed :
Does the PHA expect to reopen the list in the PHA Plan year?
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

C. Strategy for Addressing Needs

Provide a brief description of the PHA=s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency=s reasons for choosing this strategy.

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Seek replacement of public housing units lost to the inventory through building or acquiring single family homes for inclusion in the Johnstown Housing Authority=s Homeownership Program.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

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)
Maintain adopted rent policy

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)
Maintain adopted rent policy

B. 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 vouchers targeted to the elderly, should they become available
- Other: (list below)

The Johnstown Housing Authority will continue to follow the HUD approved Allocation Plan for Fulton Connor Tower and Town House Tower, which is

designated as Elderly Only Occupancy.

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 vouchers 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
- x 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)

Statement of Financial Resources

[24 CFR Part 903.7 9 (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

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	4,910,756.	
b) Public Housing Capital Fund	2,965,000.	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,072,900.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Replacement Housing Factor	220,000.	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
a) Public Housing Capital Fund	194,441.	PH Capital Improve.
b) Public Housing Drug Elimination		Public Housing

Sources	Planned \$	Planned Uses
Program	186,000.	Safety/Security
3. Public Housing Dwelling Rental Income	2,166,000.	Public Housing Operations
4. Other income (list below)		
a) Invest. Income - Public Housing	160,000.	PH Operations
b) Other Operating Receipts	127,200.	PH Operations
c) Administrative Reserve Interest Income - Section 8-Based Assistance	6,000.	Section 8 Tenant - Based Assistance
4. Non-federal sources (list below)		
Total resources	13,008,097.	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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:

We begin the verification process when an applicant is to be scheduled an interview.

Other: (describe)

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 : Any action that may adversely affect the health, safety, or welfare of other residents. Ability to adhere to the lease.

- 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)

c. If the PHA plans 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?

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 transfers 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: Repair of defects hazardous to life, health, or safety.

a. Preferences

1. Yes No: Has the PHA established preferences for admission to public

housing (other than date and time of application)? (If An@ is selected, skip to subsection (5) **Occupancy**)

1. 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)

3. If the PHA will employ admissions preferences, please prioritize by placing a A1@ in the space that represents your first priority, a A2@ 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 point system), place the same number next to each. That means you can use A1@ more than once, A2@ more than once, etc.

Date and Time

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

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 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)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA=s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing (Refer to Attachment F.)

- a. Yes No: Did the PHA=s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists

If selected, list targeted developments below:

Employing waiting list Asking@ to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

All public housing developments have average incomes at or below the Very Low Income Limits

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Establishment of reasonable flat rents as an incentive to attract higher income families.

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

All public housing developments

g. Based on the results of the required analysis, in which developments will the PHA

make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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)

Rental history with any previous assisted housing

Income Eligibility

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)

Current and previous landlords

(2) Waiting List Organization

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)

(3) Search Time

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

If yes, state circumstances below:

When the family provides documentation that they are unable to find a suitable unit and in all cases of 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)

3. If the PHA will employ admissions preferences, please prioritize by placing a A1@ in the space that represents your first priority, a A2@ 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 point system), place the same number next to each. That means you can use A1@ more than once, A2@ more than once, etc.

Date and Time

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

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)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for Aresidents who live and/or work in the jurisdiction@ (select one)

- This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)

N/A

a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
 Other (list below)

N/A

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (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:

All families pay the greater of 30% of adjusted monthly income, 10% of monthly income or shelter rent. A flat rent schedule has been developed, as follows, in an effort to help reduce vacancies, create and keep a population of mixed income families. High vacancy rates were considered when determining these rates.

Flat rent choices are as follows:

Prospect, Solomon and Coopersdale - 75 % of the lower of FMR or Comparable Rents

Oakhurst - Oakhurst Extension - 80% of the lower of FMR or Comparable Rents

Vine Street Towers, Nanty Glo, Portage, Connor Towers, Town House Towers and Loughner Plaza - Flat rent will be the lower of the FMR or Comparable Rent

Any changes to the Flat Rent Schedule will take place in accordance with the Authority's Admissions and Occupancy Policy and HUD guidelines relating to flat rents.

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 (required)
- 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)

We are not adding any income exclusions to the statutory ones in the calculation of adjusted income because we cannot afford to do so at a time when the Federal government is under-funding public housing operations.

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 Arental value@ of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

As an incentive to help our residents, increases in income are not considered for the purpose of determining rent until the next scheduled re-examination.

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.)

- The Section 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)

Fair Market Rents

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).**

(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)

b. 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)

c. 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)

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

- Annually
 Other (list below)

e. 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)
 Comparability to the private rental market and the fair market rents established by HUD

(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

[24 CFR Part 903.7 9 (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. PHA Management Structure

Select one of the PHA=s management structure and organization.

- An organization chart showing the PHA=s management structure and organization is provided as an attachment at **pa019i04**.
 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 ANA@ 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	1610	377
Section 8 Vouchers	565	119

Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	983	285
Other Federal Programs(list individually)		
Lease-Purchase Homeownership Program	5	3

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)

- Access Card Policy
- Admissions and Occupancy Policy
- Capitalization Policy
- Deconcentration Policy
- Disposition Policy
- Drug-Free Workplace Policy
- Entrance/Parking Policy (Applicable to Vine Street and Fulton I. Connor Tower)
- Grievance Procedure
- Investment Policy
- One Strike and Your Out Policy
- Personnel Policy
- Pest Control Policy (Describes measures necessary for the prevention or eradication of pest infestation, including cockroach infestation)
- Pet Policy
- Procurement Policy
- Public Records Inspection Policy
- Reasonable Accommodations Policy
- Resident Initiatives Policy
- Section 3 Policy
- Sexual Harassment Policy
- Union Contract
- Standards of Conduct Policy

(2) Section 8 Management: (list below)

- Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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.

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 office 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 additions to federal requirements below:

2. Which PHA office 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)
Section 8 Office

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 **pa019b04**
 -or-

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

(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 **pa019b04**

-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 here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI 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 HOPE VI 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 HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- _____ Revitalization Plan under development
- _____ Revitalization Plan 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 HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

Prospect Revitalization - Phase I (PA28P019018)

_____ 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

[24 CFR Part 903.7 9 (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 ANo@, skip to component 9; if Aye@, complete one activity description for each development.)

2. Activity Description

_____ Yes _____ No: **Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If Ayes@, skip to component 9. If ANo@, complete the Activity Description table below.)**

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: _____ Demolition _____ Disposition
3. Application status (select one) _____ Approved

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission:
5. Number of units affected: Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

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

[24 CFR Part 903.7 9 (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 AN@, skip to component 10. If Aye@, 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 Ayes@, skip to component 10. If ANo@, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Fulton Connor Tower 1b. Development (project) number: PA 28P019008
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA=s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: <u>(06/02/99)</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?
1. Number of units affected: 240 minus 13 wheelchair accessible units = 227 units 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development /With the exception of 13 handicap accessible units

Designation of Public Housing Activity Description
1a. Development name: Town House Tower 1b. Development (project) number: PA28P019009
2. Designation type: <input checked="" type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities

<input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA=s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: <u>(06/02/99)</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?
1. Number of units affected: 120 minus 6 wheelchair accessible = 114 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development/With the exception of 6 handicap units

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (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 ANo@, skip to component 11; if Ayes@, 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 Ayes@, skip to component 11. If ANo@, 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 HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI 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

[24 CFR Part 903.7 9 (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 ANo@, skip to component 11B; if Ayes@, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **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 Ayes@, skip to component 12. If ANo@, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Prospect Revitalization - Phase 1 1b. Development (project) number: PA28P019018
2. Federal Program authority: <input type="checkbox"/> HOPE I <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 type="checkbox"/> Approved; included in the PHA=s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application (Development Proposal for new construction and inclusion in our previously approved Homeownership Plan)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/30/01) (An addendum to the Plan will be forwarded upon receipt of HUD approval of the development proposal)
5. Number of units affected: 3 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (Units will be built in Phases/3 to 4 units per year)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority:

<input type="checkbox"/> HOPE I <input 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 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:
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input 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 24 CFR part 982 ? (If ANo@, skip to component 12; if Ayes@, 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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. 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 supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 09/18/00

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 a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) Computer access for supervisory personnel to the Client Information System (CIS)

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 operated 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 programs to enhance the economic and social self-sufficiency of residents? (If Ayes@, complete the following table; if Ano@ skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Child Care Prospect-Oakhurst-Solomon	60 enrolled	specific criteria	Cambria County Child Development Corp.	both
Lease Purchase Home Ownership	5 units	specific criteria	JHA main office	both
Step-Up Program/Job Training	7	specific criteria	JHA main office	public housing
Bridge Housing Program	20	specific criteria	JHA main office	both
Towers Medical Center	165	specific criteria	development office	public housing
Summer Feeding Program	200 meals per day	other	Johnstown School District/ development office	both
Meals on Wheels	77	specific criteria	Cambria Co. Area Agency on Aging	both
Security Services	557	other	Johnstown Police Dept	public housing
CBM/Ameriserv Financial Housing Scholarship Program	1	specific criteria	JHA main office	both
Summer Recreation Program	120 per day	other	development office	public housing
Winter Recreation Program	115 per week	other	development office	public housing
Senior Crafts Program	61	other	development office	public housing
Section III Program/employment	15	specific criteria	JHA main office	public housing
YMCA Senior Exercise Program	26 per	other	development office	public housing

	week			
Social Service Intake and Referral	22	other	Family Resource Center/development office	both
Girl Scouts	12	specific criteria	Girl Scout Office/development office	both
Mom=s Store		other	other	both
Drug Elimination Program	1683	other	development offices	public housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. ___ Yes ___ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- 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. Community Service Requirement

The Johnstown Housing Authority's Community Service Requirement remains a part of our Admissions and Occupancy Policy; however, we have suspended and will continue to suspend the enforcement of this provision of the policy so long as Congress provides for the option not to enforce it. See attachment to this plan for our statement on the implementation of the Community Service Requirement.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

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

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 areas 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 levels 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 anticrime/anti drug programs
- Other (describe below)

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

Prospect (19-1) Oakhurst (19-2/3) Solomon (19-4A) Coopersdale (19-4B) Nanty Glo

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

1. List the crime prevention activities the PHA has undertaken or plans 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)

Physical improvements to enhance safety and security.

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

Prospect (19-1) Oakhurst (19-2/3) Solomon (19-4A) Coopersdale (19-4B) Nanty Glo (19-6) Portage (19-7)

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-baseline law enforcement services
- Other activities (list below)

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

All

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 FY 2002 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (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? _____
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

[24 CFR Part 903.7 9 (q)]

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

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 **not** been addressed elsewhere in this PHA Plan?

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)

Conversion of 42 Efficiency Units into 21 One-Bedroom Units at the Vine Street Tower PA 19-5 and conversion of 46 Efficiency Units into 23 One-Bedroom Units at Connor Tower PA 19-8

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

18. Other Information

[24 CFR Part 903.7 9 (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 (File name)
 - 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-based assistance)
- 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: City of Johnstown

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)

Homeownership

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Johnstown has established Homeownership as a high priority with the Consolidated Plan. The City and the Johnstown Housing Authority will work together in developing additional homes under the Johnstown Housing Authority=s Lease-Purchase Homeownership Program.

D. Other Information Required by HUD

24 CFR 903.7 (r) Requirement that the Housing Authority provide a definition of Asubstantial deviation@ and Asignificant amendment or modification@

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Johnstown Housing Authority that fundamentally change the mission, goals, objectives, or plans of our agency and which require formal approval of the Board of Commissioners.

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

ATTACHMENT A

COMMUNITY SERVICE REQUIREMENTS

The Community Service Requirement was introduced to residents at several resident/management meetings.

Our lease has been updated to include the Community Service Requirement. Residents began to sign this revised lease in accordance with the current reexamination schedule for reexaminations with January 1, 2001 and after effective dates.

A letter has been prepared and is being mailed to all residents 30 days prior to the beginning of our reexamination process, notifying them of the Community Service Requirement, of the exemptions to the requirement and the status of each resident. A description of the Service Requirement is also a part of our Admission and Occupancy Policy.

The Authority has entered into a cooperation agreement with our local welfare agency to reinforce the working relationship currently in place and to assist in verifying resident status.

The JHA will administer the Community Service Requirement. As part of our Regular reexamination of income and family composition, we have discussed a process for verification of Community Service activities.

We are considering volunteer service with local hospitals, libraries, schools, social service agencies, or any other service, as long as the service is in line with the definition of Community Service.....is of public benefit, serves to improve the quality of life and enhance resident self sufficiency or increase resident self responsibility in the community.

If an agreement for cure is needed, the JHA will work closely with individuals to help them fulfill their obligation over the next 12 month lease term. We will assist them by working with a social service agency to provide a site, we will monitor the requirement quarterly and continue to develop relationships with agencies that will provide a site for residents performance of community service.

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

Kathleen A. Tullis
Prospect Community - PA 19-1
340 Gray Avenue
Johnstown PA 15901

Method of Selection: Appointment

Date of Appointment: 10-9-96
Date of Commencement of Term of Office: 8-1-96
Date of Expiration of Term of Office: 8-1-2001

Date of Re-Appointment: 8-8-01
Date of Commencement of Term of Office: 8-1-01
Date of Expiration of Term of Office: 8-1-2006

ATTACHMENT C

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD/s

Kathleen A. Tullis
Prospect Resident Council
340 Gray Avenue
Johnstown PA 15901

Sharon Coleman
Oakhurst Resident Council
Apt. 13E
Johnstown PA 15906

Theresa Holliday
Apt. 33B
Oakhurst
Johnstown PA 15906

Ray McAfee
Solomon Resident Council
Bldg. 8 Apt. 151
Solomon
Johnstown PA 15902

Joseph Kutch
Vine Street Tower Resident Council
Apt. 1417
Vine Street Tower
Johnstown PA 15901

Ken Waronek
Apt. 1018
Connor Tower
Johnstown PA 15901

Lynn Wilson
Section 8 Participant
423 Colgate Avenue
Johnstown PA 15905

ATTACHMENT D

PROGRESS REPORT
MEETING GOALS AND OBJECTIVES REFLECTED IN 5-YEAR PLAN

Goal/Objective: Expand the supply of assisted housing by reducing public housing vacancies and acquiring or building units or developments. We indicated that the JHA would achieve a 3% to 5% vacancy rate by 2004. We currently have a vacancy rate in our general occupancy communities of 3% (June, 2002). This is a substantial improvement for the family communities. However, the largest amount of vacancies exist in the efficiency apartments at our Elderly Tower areas, which of course affects the overall rate. We hope to improve our overall vacancy rate of 9% (June, 2002) by continuing aggressive marketing and building improvements. Specifically, we plan to continue to convert efficiency apartments to one-bedroom apartments at our Vine Street Tower and Connor Tower. We reflected that the JHA or its Non-Profit Corp. would acquire/build at least 5 units by 2004. We have already met this goal. We had reported in the 2001 Annual Plan that two (2) homes were purchased. These homes were rehabilitated and sold under our Lease-Purchase Homeownership Program. We then reported in our 2002 Annual Plan that we had purchased three (3) more homes. These three (3) homes were rehabilitated. Two (2) have been sold and one (1) remains under lease in the Lease-Purchase Homeownership Program.

Goal/Objective: Improve the quality of assisted housing by improving public housing management: (PHAS score), increase customer satisfaction, concentrate on efforts to improve specific management functions: Public Housing Finance, renovate or modernize public housing units and demolish or dispose of obsolete public housing. We reflected that we would increase our total PHAS score by 10 points by 2004, obtain the maximum score of 10 points for the Resident component of PHAS by 2004, improve the Financial Component under PHAS by 3 points by 2004, receive 100% of total funding under the Capital Improvement Program for the next five years and demolish at least 81 units by 2004. At this point in time (June, 2002), we cannot determine the degree that we have improved our overall PHAS Score due to the unavailability of the score for the Resident Component nor can we comment as to whether or not we have met our goal pertaining to the Resident Component. However, we can report that we have improved our Financial Component under PHAS. We have received 30 points out of the 30 possible points. We received 100% of the Formula Amount under the Capital Improvement Program for 2002 and we have demolished 81 units of public housing to date.

Goal/Objective: Increase assisted housing choices by implementing public housing or other homeownership programs. The JHA has acquired five (5) properties for inclusion in the Lease-Purchase Homeownership Program since

our Agency Plan was submitted in November of 1999. As these single-family homes are sold, the JHA will continue to acquire additional properties for this program.

ATTACHMENT E

PET RIDER TO LEASE NO. _____

This Rider is made and entered into by and between the Johnstown Housing Authority (the "Landlord") and _____ (the "Tenant") for attachment to the Lease by and between Landlord and Tenant, dated _____ (the "Lease").

This Rider is incorporated into and constitutes an integral part of the Lease to which it is attached. The terms used herein, which are defined or specified in the Lease, shall have the meanings indicated in the Lease where the context permits unless otherwise indicated herein, and definitions of terms set forth herein shall apply to the Lease where the context permits. If there are any inconsistencies between the provisions of this Rider and the provisions of the Lease, the provisions of this Rider shall control.

This policy does not apply to animals that are necessary as reasonable accommodation to assist, support or provide service to persons with disabilities. This exclusion applies to such animals that reside in public housing and such animals that visit these developments

Nothing in this policy limits or impairs or gives the Johnstown Housing Authority the rights to limit or impair the rights of persons with disabilities; nor affect any authority that the Johnstown Housing Authority may have to regulate service animals that assist, support or provide service to persons with disabilities under Federal, State or local law.

ENABLING REGULATIONS

QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

These "Reasonable Pet Rules" incorporate the various state and local laws governing pets that include inoculation, licensing, and restraint, and provide sufficient flexibility to protect the right and privileges of other residents who choose not to own pets.

SECTION 1. TYPE OF DWELLING UNITS WHERE PETS ARE PERMITTED

Units specifically designed and built for the elderly and handicapped are permitted pets according to the "Pet Policy and Rules for Communities for the Elderly and Disabled" which include: PA 19-5 Vine Street Tower, PA 19-8 Connor Tower, PA 19-9 Town House Tower and PA 19-12 Loughner Plaza.

All other public housing developments are governed by this policy.

SECTION 2. DEFINITION OF PET AND NUMBER PER UNIT

A common household pet is defined, for the purpose of this document, as a domesticated animal, such as a cat, dog, bird, rodent (including a rabbit), fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. Common

household pet does not include reptiles (except turtles). No other type of pet will be permitted and registration will be refused for any other type of pet.

Only one cat or dog will be permitted in a unit. Only one aquarium, not larger than 10 gallons, is permitted in a unit. Only one cage with no more than 2 birds is permitted. Each request to have more than one pet will be considered for approval by the management office.

SECTION 3. PRE-REGISTRATION REQUIRED PRIOR TO ADMISSION

No less than ten (10) days before pet is to be brought into the building, such pet must be registered with the Landlord by the Tenant delivering to the Management Office the completed Pet Registration form attached as Exhibit I. Registration must show type of pet, recent picture, name, age, and if applicable, license number and current inoculation information, name and address of pet's veterinarian, plus a signed responsibility card showing the name of three (3) persons that will remove the pet from the unit, in the event of the Tenant's illness or death (see Section 5). Pet registration must be updated annually at re-certification.

A pet deposit at the time of submission of the "Pet Permit Application" of \$99.00 must accompany the application. If financial problems exist the deposit can be paid in three installments of \$33.00 each. The first payment of \$33.00 must accompany the "Pet Permit Application". The additional payments must be made within the next two months. The pet deposit is to be used to cover the costs of damages or fumigation as the result of the pet ownership. The pet deposit will be refunded minus any applicable charges within thirty (30) days after the resident vacates the unit or the pet is permanently removed from the unit.

If the Tenant fails to update the pet registration annually, at re-certification, the pet will not be permitted on the premises. Residents will be refused a pet registration if management determines that the tenant has been unable to fulfill past obligations as a pet owner, is unable to adhere to the terms of the lease, or house pet rules, if the animal does not meet the definition of a common household pet, or the temperament of the animal is considered dangerous.

Furthermore, if Landlord reasonably determines, based on a pet application or the Tenant's housekeeping habits and practices or the Tenant's health, that such person will be unable to comply fully with all of these Pet Regulations, the pet will be denied registration admission or continued occupancy. A notice in accordance with Section 17 will be sent to the Tenant stating the basis for Landlord's determination.

SECTION 4 REQUIRED UPDATE OF REGISTRATION

Each pet's registration must be updated once each year at the time of the annual re-certification. Updated annual registration will include:

- a. Verification that, where applicable, the pet's license is in effect and has been renewed for the current year;

- bc. Proof of any inoculations that are required for such pet are current;
- d. Proof of annual veterinary care, if applicable.

At this time, the Pet Responsibility Card will be reviewed with the Tenant to see that the 3 persons listed are still correct and that there has been no change in either address or phone number.

SECTION 5. PET RESPONSIBILITY CARD

Prior to pet admission, the Tenant must complete and sign a written responsibility form set forth on Exhibit II showing the name, address, and phone number of three (3) local persons who will remove the pet in the event of the Tenant's illness, vacation, or death. The responsibility form must be renewed each year at annual re-certification at the same time the pet's registration is updated. If the responsible person resides within the JHA community, the pet WILL NOT BE permitted to stay with the responsible person it must remain in the pet approved unit.

SECTION 6. SECURITY DEPOSIT

A pet security deposit is not required for birds, fish or rodents.

The resident will be required to reimburse the Authority for the real cost of any and all damages caused by his or her pet.

The pet security deposit of \$99.00 will be held in an account as part of the lease. Upon vacating or removal of the pet the security deposit will be refunded minus costs for repairs or damages or necessary fumigation incurred because of the pet.

The resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit. The resident will be required to reimburse the Authority for the real cost of any and all damages caused by his/her pet when they exceed the amount of the pet deposit.

All units occupied by a dog or cat will be fumigated upon being vacated. The cost will be deducted from the pet security deposit any cost in excess of the security deposit will be billed to the resident.

SECTION 7. DOG OWNER REQUIREMENTS

No dangerous or intimidating dogs are permitted.

A monthly maintenance charge of \$5.00 will be billed to the resident each month and is due and payable with the rent on the first of each month.

Dog may not exceed 14 inches at the shoulder or 20 pounds when fully grown. Proof that

the dog is neutered or spayed must be furnished by the time the dog is six months old or at the time of admission. Dog must also be housebroken at this time.

In the case of a 6 month old dog, a statement from a veterinarian will be required verifying that, normally, the type of dog will not be over the size requirement, as listed, when fully grown.

Each dog must be licensed by the County and proof of license renewal must be furnished each year by resident at the time of annual re-examination of income.

Dog must wear a collar at all times showing license and owner's name and address. A flea collar is also suggested.

Each year at annual re-examination, tenant must show proof that the dog has had the proper Parvo, Distemper and Rabies shots. This proof must be signed by a veterinarian.

A dog must be on a leash at all times when outside of the owner's apartment unless it is in an approved locked pet carrier. Dogs should be held and carried through common areas of buildings even if on a leash. Dogs must only be taken out of the main entrance door.

Pet owner must have a utensil to remove any waste that his pet deposits on Johnstown Housing Authority property or other property. The waste must then be placed in double plastic bags, sealed tightly, and deposited in an outside receptacle for pet refuse.

No dog may stay alone in an apartment overnight unless it is under the care of the designated person listed on the pet responsibility form. It is the responsibility of the resident if they have to leave suddenly and be away overnight to take the pet elsewhere until they return.

No dog will be left unattended or tied outside of the apartment or building.

SECTION 8. CAT OWNER REQUIREMENTS

A monthly maintenance charge of \$5.00 will be billed to the resident each month and is due and payable with the rent on the first of each month.

Cats must be trained to use a litter box in the apartment. When removing the cat from the apartment, a pet carrier must be used or the cat must be carried and remain under the resident's control.

The cat must be of normal size (approximately 8 lb).

Proof that the cat has been and spayed or neutered must be shown by the time the cat reaches the age of six months old or at the time of admission.

The cat must wear a collar at all times showing owner's name and address. A flea collar is also suggested. Proof must be shown before admission or when cat reaches age six months old and at annual re-examination of income that the cat has had the proper distemper, calici, herpes and rabies shots. This proof must be signed by a veterinarian.

The resident must use a cat litter box which is cleaned daily. Litter cannot be disposed of inside the building. Litter must be put in sealed double plastic bags and deposited in an outside receptacle for pet refuse.

No cat may stay alone in an apartment overnight unless it is under the care of the designated person listed on the pet responsibility form. It is the responsibility of the tenant if they have to leave suddenly and be away overnight to take the pet elsewhere until they return.

SECTION 10. BIRD OWNER REQUIREMENTS

No more than two (2) birds to a unit will be permitted, canaries, parakeets, lovebirds, cockatiels or birds of a similar size. Birds must be caged at all times and must be healthy and free of disease. The cage must be no larger than three feet high and two feet wide. The cage must be cleaned daily. The debris from the cage must be disposed of in sealed plastic double bags and deposited in an outside receptacle for pet refuse. If for any reason the bird or birds are suspected of being infested with mites, the tenant will be requested to immediately take the bird or birds to the veterinarian for his opinion. If mites are found, the tenant will be responsible for debugging the unit within 5 days. If debugging does not work, extermination will be ordered by the JHA at the pet owner=s expense. Birds are not permitted to be left alone in an apartment longer than two (2) days unless arrangements for daily care have been made by the owner.

SECTION 11 FISH OWNER REQUIREMENTS

Only one fish tank per apartment will be permitted. The size of the tank cannot exceed 10 gallons. The fish tank should be cleaned regularly. Waste water from the tank must be flushed down the commode. Fish may not be alone in the unit over one (1) week unless arrangements for daily care have been made by the owner. Pet owner must be aware when cleaning or filling fish tanks that water damage done to the apartment or apartments below will be charged to the pet owner. These charges are due and payable in accordance with the dwelling lease.

SECTION 12. OTHER PET REQUIREMENTS

Follow applicable requirements

SECTION 13. PETS - GENERAL CONDITIONS

The Tenant agrees to comply with these rules. Violation of these rules may be grounds for removal of the pet or termination of the Tenant's tenancy, or both.

B.

- A. No pet may be left unattended, whether tied or tethered, outside of the Tenant's unit or building.
- B. Pets are not to be taken into other tenants' apartment for any reason.
- c) Pets are never permitted in the building's public rooms such as the offices, laundry room, lounges, or community rooms or in the Landlord's community buildings. Pets are also never permitted on common grounds areas such as playgrounds, basketball courts etc.
- d) Tenants shall not alter their unit, porch, balcony or hallway in any way as to create an enclosure for their pets.
- e) Apartments, patios, balconies and hallways must be kept clean and free of hair, feathers, seeds, droppings, urine, feces and odors at all times.
- F. Costs of extermination from fleas, ticks, or other animal related pests caused by a tenant's pet will be the responsibility of such tenant.
- G. Tenants shall not permit any disturbance by their pet, which would interfere with other tenants' quiet enjoyment of their accommodations. This includes disturbances such as loud barking, howling, scratching, whining, loud chirping, yowling, screeching, or other such activities.
- H. Any incident of vicious pet behavior will not be tolerated. JHA shall take all necessary action under the law to remove a pet that causes bodily injury to any tenant, guest, visitor, or staff member at pet owner=s expense.
- I. No pet shall be left unattended in any unit for longer than 12 hours, unless as indicated above. All resident pet owners shall provide adequate care, nutrition, exercise and medical attention for his/her pet. Pets which appear to be poorly cared for or which are left unattended for longer that 12 hours will be reported to the humane society and will be removed from the premises at the pet owner=s expense.
- J. Pet waste must be properly disposed of as specified in the specific pet regulations applying to the type of pet in question. At no time will pet waste of any type be permitted to be placed in any trash chute, wastebaskets, or garbage cans inside the building. Pet waste of all types, including cage cleanings, must be put in tightly fastened, heavy duty plastic bags and placed outside in special receptacles of pet waste. A \$5.00 charge will be levied each time the Tenant fails to remove pet waste in accordance with the rules.
- K. Whenever a pet is out of the apartment or house for any reason, such pet will be confined in some way so that it does not become loose in the building or on the grounds. Recapture of a loose pet is the sole responsibility of the Tenant. The Landlord will not be involved or take responsibility for such recapture.

SECTION 14. VISITING PETS

Visiting pets are not permitted unless they are dogs aiding the handicapped, i.e., seeing eye dogs, without specific written permission from the Landlord. If such written permission is granted, all rules of this Pet Rider will apply to the visiting pet while on the Landlord's premises.

SECTION 15. PROTECTION OF THE PET

Any pet suffering illness must be taken within two (2) days to a veterinarian for diagnosis and treatment. The JHA must, upon demand, be shown a statement from the veterinarian indicating the diagnosis. Any pet suspected of suffering symptoms of rabies or any other disease considered to be a health threat must be immediately removed from the premises until signed evidenced from a veterinarian can be produced to indicate the animal is not so afflicted.

If the health or the safety of a pet is threatened by the death or incapacity of the Tenant or by other factors that render the Tenant unable to care for the pet, the Landlord will contact one of the three persons listed on the Pet Responsibility Card. If none of these three responsible people are willing or able to care for the pet, or after reasonable efforts the Landlord has been unable to contact one of the three persons, the Landlord will contact the appropriate state or local agency and request removal of such pet. If there is no state or local agency authorized to remove a pet under these circumstances, the Landlord will enter the Tenant's unit, remove the pet, and place it in the Animal Shelter for permanent disposition.

SECTION 16. OWNER'S ABSENCE

If the Tenant is temporarily absent such as in the hospital or on vacation, the Landlord must be notified as soon as possible before the Tenant leaves with the name of the person who will take total responsibility to regularly care for the pet until the Tenant returns. Such person shall remove the pet from the resident. The responsible person shall not reside in or leave the pet unattended in the Tenant's unit.

Failure to abide by the above regulations will cause the Landlord to arrange for removal and care of the pet as stated in Section 15, with the cost for such care the full responsibility of the Tenant.

SECTION 17. PET VIOLATIONS

1. **Loose Pets** - If a pet gets loose and out of the Tenant's Premises, the Tenant, and not the Landlord is responsible for damages and recapture. The Tenant will immediately clean up any waste and pay the cost of any damages incurred immediately upon presentation of the bill from the Landlord.

2. **Notice of Pet Rule Violation.** If the Landlord determines on the basis of objective facts, supported by written statements, that the Tenant has violated a rule governing the keeping of pets, the Landlord will serve a notice to the Tenant of pet rule violation. The notice of pet rule violation will be in writing and will:

- a. Contain a brief statement of the factual basis for the determination and the

- pet rule or rules alleged to be violated;
- b. State that the Tenant has 10 days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a grievance hearing to discuss the violation with the Landlord.
- c. State that the Tenant's failure to correct the violation, to request a meeting, or to appear at a grievance hearing and may result in initiation of such procedures to have the pet removed or to terminate the Tenant's tenancy, or both.

SECTION 18. PET REMOVAL

If a pet becomes vicious or displays symptoms of severe illness or other behavior that constitutes an immediate threat to the health or safety of the tenants as a whole, the Landlord or an authorized agency will be permitted to enter the Tenant's unit, remove the pet, and take such action with respect to the pet as may be permissible under state and local law. The Landlord is permitted to enter the Premises in such case as above if any of the following situations apply:

- a. The Tenant has refused to remove the pet or if the Landlord is unable to contact the Tenant to make the removal request.
- b. If the Tenant is willing but unable due to accident or illness to remove the pet.
- c. Should the Tenant decide for any reason they no longer want the pet, it is the Tenant's responsibility to remove it and find somewhere to take it themselves at their expense.

1. **Notice for Pet Removal.** If the Landlord determines that the Tenant has failed to correct the pet rule violation, the Landlord may serve a notice to the Tenant requiring the Tenant to remove the pet. The notice will be in writing and will;
 - a. Contain a brief statement of the factual basis for the determination and the pet rule that has been violated;
 - b. State that the Tenant must remove the pet; and
 - c. State that failure to remove the pet shall result in initiation of procedures to have the pet removed or terminate the Tenant's tenancy, or both.

SECTION 19. DEATH OF PET

Should a pet die on the Landlord's property it is the responsibility of the Tenant to dispose of the pet immediately. If this is not done within 1 day and the Landlord must dispose of such pet, the Tenant will be responsible for all costs incurred by the Landlord. The pet may not be disposed of on the Landlord's property or in a dumpster located thereon.

SECTION 20. UNIT INSPECTION

This pet had the following necessary inoculations:

which are effective until _____.

I am certifying that this pet is in good health and has been spayed or neutered as required by management on _____.

Veterinarian's Signature

Date

As the pet owner, I hereby certify that I have a pet license and it is in effect until _____ (copy attached).

As the pet owner, I also have read the Pet Lease Amendment and agree to abide by those regulations. My signed Pet Responsibility Card is attached.

Signature

Date

All in order, approved by employee: _____

Date: _____

PET RESPONSIBILITY FORM

(Must be filled in, signed, and submitted with the Registration Form to the Housing Authority before the pet can be approved).

As a pet owner residing in a Johnstown Housing Authority managed building, I have contacted the following three (3) local persons who have agreed by their signatures to accept the responsibility for removal and/or care of my pet if I become ill or for any reason I cannot temporarily care for this pet.

- 1. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet (name of pet)

owned by: Name _____
Address _____

In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Johnstown Housing Authority.

Signature: _____
Address: _____
PHONE: _____

- 2. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet (name of pet)

owned by: Name _____
Address _____

In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Johnstown Housing Authority.

Signature: _____
Address: _____
PHONE: _____

- 3. I have read the Pet Regulations and agree to abide by these rules and assume responsibility for the pet (name of pet)

owned by: Name _____
Address _____

In the event the owner is out of town, or for any reason is not able to continue care of the pet temporarily when called by the owner or Johnstown Housing Authority.

Signature: _____

Address: _____

PHONE: _____

ATTACHMENT F

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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)]

JOHNSTOWN HOUSING AUTHORITY

DECONCENTRATION POLICY

It is the policy of the Johnstown Housing Authority to provide for deconcentration of poverty in its Public Housing Developments and encourage income mixing by bringing higher income families into lower income developments.

The Johnstown Housing Authority has reviewed all of the Public Housing Developments and it is determined that there is no concentration of families with higher incomes in any one area. All developments have average incomes below or at the Very Low Income Limits.

The Johnstown Housing Authority has determined that, in accordance with, 24 CFR Part 903, Rule to Deconcentrate Poverty and Promote Integration in Public Housing, the covered developments under this rule are PA 19-1 Prospect, PA 19-2/3 Oakhurst (contiguous site), PA 19-4A Solomon, and PA 19-4B Coopersdale.

The Johnstown Housing Authority has reviewed and determined the average income of all families residing in all of the covered developments. The Authority then determined the average income of all families residing in each covered development. Each covered development has average incomes below 30% of median income. A determination was made whether each of the covered developments were above, within, or below the Established Income Range determined by HUD as 85% to 115% of the PHA-wide average income for the covered developments. (See the analysis attached as exhibit A.) Each covered development is within the Established Income Range.

The housing authority will strive to achieve a distribution of incomes among its residents. The skipping of an applicant on the waiting list, to reach another family to implement this policy, shall not be considered an adverse action. This policy will be accomplished in a uniform and non-discriminating manner.

The Johnstown Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered towards lower income developments and higher income residents will not be steered towards higher income developments. Marketing efforts will be designed to attract applicants from appropriate segments of the lower and very low income population. The Authority will use its marketing program to achieve a more representative income mix of lower income families among those on the waiting list and thereby attain a broad range of income in its communities.

The Johnstown Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be

used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner. Reasonable flat rents have been established as an incentive to attract higher income families.

The Johnstown Housing Authority will annually analyze the income levels of families residing in the required ~~covered~~ developments, as well as, each of our other communities.

Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

EXHIBIT A

DECONCENTRATION
PUBLIC HOUSING
01/16/02

Project	Avg Family Income	Covered Developments Combined Avg Family Income	Avg Family Members	Income Range		30% Income Limit (EVL)	Very Low Income Limit
				85%	115%		
19-1	\$5622	\$6818	1.77			\$9850	
19-2	\$6625		1.35			\$8650	
19-3	\$7011		1.87			\$9850	
19-4A	\$6131		1.75			\$9850	
19-4B	\$6775		2.00			\$9850	
TOTAL		\$6337	1.78	5386	7288		
All covered developments are within the established income range.							
		Exempt Developments					
19-5	\$8628	(elderly)	1.09			\$8650	
19-6	\$8231	(small-56 units)	2.03			\$9850	
19-7	\$10384	(small-48 units)	2.23				\$16450 <
19-8	\$8521	(elderly)	1.06			\$8650	
19-9	\$10423	(elderly)	1.06				\$14400 <
19-12	\$8262	(elderly)	1.04			\$8650	

ATTACHMENT G

NOTE: THE FOLLOWING REQUIRED INITIAL ASSESSMENTS WERE CONDUCTED IN 2001 - INFORMATION IS REFLECTIVE OF THAT TIME PERIOD

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA=s developments are subject to the Required Initial Assessments? (7) **Seven**
- 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)? (4) **Four**
- c. How many Assessments were conducted for the PHA=s covered developments? (7) **Seven**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:
N/A

CERTIFICATION

The Johnstown Housing Authority has reviewed each of our development=s operations as public housing and considered the implications of converting the public housing to tenant-based assistance. The Johnstown Housing Authority currently administers 562 Housing Choice Vouchers in Cambria County. There are numerous other Section 8 providers in the area; thus if a development was converted to tenant-based assistance, the Johnstown Housing Authority would have to compete against the other providers.

A summary report for each of our developments is included as part of this certification.

We have concluded, in regard to each development, that conversion of the development may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

**PROSPECT
PA 19-1**

Total Units 110

Vacancy Rate	<u>6/30/99</u>	<u>9/30/00</u>	<u>6/30/01</u>
	22%	3%	4%

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

Prospect Community - Units are on the same site; however, does not meet any other criteria. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

OAKHURST
PA 19-2

Total Units	100		
Vacancy Rate	<u>6/30/99</u> 4%	<u>9/30/00</u> 1%	<u>6/30/01</u> 3%

OAKHURST EXTENSION
PA 19-3

Total Units	300		
Vacancy Rate	<u>6/30/99</u> 5%	<u>9/30/00</u> 3%	<u>6/30/01</u> 9%Units vacant for Modernization

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

The Oakhurst and Oakhurst Extension Communities - Units are on a contiguous site; however, no other criteria applies. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

**SOLOMON
PA 19-4A**

Total Units 248

Vacancy Rate	<u>6/30/99</u>	<u>9/30/00</u>	<u>6/30/01</u>
	30%	11%	6%

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

Solomon Community - Units are on the same site; however, does not meet any other criteria. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

**COOPERSDALE
PA 19-4B**

Total Units 121

Vacancy Rate	<u>6/30/99</u>	<u>9/30/00</u>	<u>6/30/01</u>
	31%	12%	4%

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

Coopersdale Community - Units are on the same site; however, does not meet any other criteria. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

**NANTY GLO
PA 19-6**

Total Units 56

Vacancy Rate	<u>6/30/99</u>	<u>9/30/00</u>	<u>6/30/01</u>
	0%	5%	4%

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

Nanty Glo Community - Units are on the same site; however, does not meet any other criteria. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

**PORTAGE
PA 19-7**

Total Units 48

Vacancy Rate	<u>6/30/99</u>	<u>9/30/00</u>	<u>6/30/01</u>
	4%	6%	2%

Note: Vacancy information based on HUD 51234 Report on Occupancy

According to proposed Federal Regulations, a development, or portions of a development, must be converted if it is predominantly a family development of 250 or more dwelling units, and it meets all of the following criteria:

Units are on the same or contiguous sites;

Development has a vacancy rate of at least 10 percent for each of the last 3 years, and the vacancy rate has not significantly decreased in those 3 years;

Development is either distressed or more expensive for PHA to operate than providing tenant-based assistance.

Portage Community - Units are on the same site; however, does not meet any other criteria. It has been determined that conversion would adversely affect the availability of affordable housing in the community.

Initial assessments are not required for the following developments which are designated for occupancy by the elderly and/or persons with disabilities:

Vine Street Tower PA 19-5

Fulton I. Connor Tower PA 19-8

Town House Tower PA 19-9

Nelson G. Loughner Plaza PA 19-12

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28-P019-501-03 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 Program Year 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-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	330,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	145,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	340,448.00			
10	1460 Dwelling Structures	2,132,367.00			
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,947,815.00			
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	330,000.00	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Johnstown Housing Authority		Capital Fund Program Grant No: PA28-P019-501-03 Replacement Housing Factor Grant: 0				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	
PA19-1								
Prospect	Landscaping	1450.00		15,000.00				
PA19-2								
Oakhurst	Landscaping	1450.00		10,000.00				
PA19-3								
Oakhurst Ext	Landscaping	1450.00		60,000.00				
PA19-3								
Oakhurst Ext	Replace sidewalks & Curbs	1450.00		86,448.00				
PA19-4A								
Solomon	Landscaping	1450.00		30,000.00				
PA19-4B								
Coopersdale	Landscaping	1450.00		10,000.00				
PA19-5								
Vine St. T	convert efficiency units to 1 br	1460.00		372,458.00				
PA19-5								
Vine St. T	electrical system upgrade	1460.00		100,000.00				
PA19-5								
Vine St. T	mechanical system upgrade	1460.00		100,000.00				
PA19-5								
Vine St. T	Landscaping	1450.00		15,000.00				

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Johnstown Housing Authority		Capital Fund Program Grant No: PA28-P019-501-03 Replacement Housing Factor Grant: 0				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	
PA19-6								
Nanty Glo	Landscaping	1450.00		5,000.00				
PA19-6								
Nanty Glo	replace sidewalks & curbs	1450.00		84,000.00				
PA19-7								
Portage	Landscaping	1450.00		5,000.00				
PA19-8								
Connor T	convert efficiencies to 1 br	1460.00		400,000.00				
PA19-8								
Connor T	electrical system upgrade	1460.00		100,000.00				
PA19-8								
Connor T	bathroom renovations	1460.00		476,909.00				
PA19-8								
Connor T	painting	1460.00		72,000.00				
PA19-8								
Connor T	Landscaping	1450.00		10,000.00				
PA19-9								
Town House	hallway/common area renovations	1460.00		400,000.00				
PA19-9								
Town House	electrical system upgrade	1460.00		75,000.00				

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28-P019-501-03 Replacement Housing Factor Grant No: 0	Federal FY of Grant: 2003
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Development Number Namw/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	
PA 19-1	3/31/2005			9/30/2006			
PA 19-2	3/31/2005			9/30/2006			
PA 19-3	3/31/2005			9/30/2006			
PA 19-4A	3/31/2005			9/30/2006			
PA 19-4B	3/31/2005			9/30/2006			
PA 19-5	3/31/2005			9/30/2006			
PA 19-6	3/31/2005			9/30/2006			
PA 19-7	3/31/2005			9/30/2006			
PA 19-8	3/31/2005			9/30/2006			
PA 19-9	3/31/2005			9/30/2006			
PA 19-12	3/31/2005			9/30/2006			
Mgmt Improvements	3/31/2005			9/30/2006			
A&E Services	3/31/2005			9/30/2006			

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year 1 2003	Activities for Year: 2004 FFY Grant: 2004 PHA FY: 12/31/2004			Activities for Year: 2005 FFY Grant: 2005 PHA FY: 12/31/2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PA 19-4A	Bathroom tile	\$100,000.00	PA 19-3		
	SOLOMON	Mechanical sys. upgrade	429,315.00	OAKHURST EXT.	Sidewalks/curbs	100,000.00
		Apartment entrance doors	180,000.00			
		Kitchen backsplashes	50,000.00	PA 19-4A	Interior door replacement	269,367.00
		Hallway lighting renovations	300,000.00	SOLOMON	Sidewalks/curbs	50,000.00
		Common area drying areas	50,000.00			
		Exterior lighting renovations	100,000.00	PA 19-4B	Interior door replacement	300,000.00
				COOPERSDALE	Sidewalks/curbs	10,000.00
	PA 19-4B	Bathroom tile	50,000.00			
	COOPERSDALE	Mechanical sys. upgrade	300,000.00	PA 19-5	Interior door replacement	300,000.00
		Apartment entrance doors	90,000.00	VINE STREET TOWER	New baseborad heating	250,000.00
		Kitchen backsplashes	25,000.00		Replace interior/exterior	
		Hallway lighting renovations	150,000.00		lighting	100,000.00
		Common area drying areas	25,000.00		Brick repointing	50,000.00
		Exterior lighting renovations	50,000.00		Sidewalks/curbs	2,000.00
		Interior wall renovations	200,000.00		Fire alarms	100,000.00
	PA 19-9	Interior drainage replaceme	250,000.00	PA 19-8	Interior door replacement	300,000.00
	TOWN HOUSE TOWER	Bathroom renovations/ commodes	38,500.00	CONNOR TOWER	New baseborad heating	250,000.00
					Replace interior/exterior	
					lighting	100,000.00
	MANAGEMENT	PHA-Wide Security	330,000.00		Brick repointing	50,000.00
	IMPROVEMENTS	Section 3 Initiatives	80,000.00		Fire alarms	100,000.00
	OTHER	Architect/Engineering	150,000.00	PA 19-9	Fire alarms	70,000.00
				TOWN HOUSE TOWER	Sidewalks/curbs	4,448.00
				PA 19-12	Fire alarms	50,000.00
				LOUGHNER PLAZA	Sidewalks/curbs	2,000.00
				MGMT IMPROVEMENTS	PHA-Wide Security	340,000.00
				OTHER	Architect/Engineering	150,000.00
	Total CFP Estimated Cost		\$ 2,947,815.00			\$2,947,815.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year: <u>2006</u> FFY Grant: <u>2006</u> PHA FY: <u>12/31/2006</u>			Activities for Year: <u>2007</u> FFY Grant: <u>2007</u> PHA FY: <u>12/31/2007</u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA 19-3			PA19-2		
OAKHURST EXT.	Community room renovatio	300,000.00	OAKHURST	construct new maint facility	446,915.00
PA 19-5			PA19-2		
VINE STREET TOWER	Conversion	398,454.00	OAKHURST	construct recreational facility	250,000.00
	Air intake renovations	167,000.00			
			PA19-2		
PA 19-4A	Plumbing & heating system		OAKHURST	rep/rpl rear cement entrance	100,000.00
SOLOMON	renovation/upgrade	500,000.00			
			PA19-2		
PA 19-4B	Plumbing & heating system		OAKHURST	screen door replacement	100,000.00
COOPERSDALE	renovation/upgrade	270,906.00			
			PA 19-1		
			PROSPECT	rep/rpl rear cement entrance	125,000.00
			PA 19-1		
			PROSPECT	screen door replacement	125,000.00
PA 19-8	Conversion	398,455.00			
CONNOR TOWER	Air intake renovations	167,000.00	PA 19-3		
			OAKHURST EXT.	rep/rpl rear cement entrance	500,000.00
PA 19-9					
TOWN HOUSE TOWER	Air intake renovations	166,000.00	PA 19-3	sidewalk replacement	150,000.00
			OAKHURST EXT.		
				bathroom renovations	50,000.00
			PA 19-5		
			VINE STREET TOWER	new apartment doors	450,000.00
MANAGEMENT	PHA-Wide Security	350,000.00	PA 19-7		
IMPROVEMENTS	Section 3 Initiatives	80,000.00	PORTAGE	enlarge community room	110,900.00
			MGMT IMPROVEMENTS	PHA Wide Security	380,000.00
OTHER	Architect/Engineering	150,000.00			
			OTHER	Architect/Engineering	160,000.00
Total CFP Estimated Cost		\$ 2,947,815.00			\$ 2,947,815.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Johnstown Housing Authority		<input checked="" type="checkbox"/> Original 5-Year <input type="checkbox"/> Revision No.			
Development Number/Name/HA- Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 12/31/2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 12/31/2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 12/31/2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 12/31/2007
	Annual Statement				
PA 19-1 PROSPECT					250,000.00
PA 19-2 OAKHURST					896,915.00
PA 19-3 OAKHURST EXT.			100,000.00	300,000.00	700,000.00
PA 19-4A SOLOMON		1,209,315.00	319,367.00	500,000.00	
PA 19-4B COOPERSDALE		890,000.00	310,000.00	270,906.00	
PA 19-5 VINE STREET TOWER			802,000.00	463,909.00	450,000.00
PA 19-6 NANTY GLO					
PA 19-7 PORTAGE					110,900.00
PA 19-8 CONNOR TOWER			800,000.00	667,000.00	
PA 19-9 TOWN HOUSE TOWER		288,500.00	74,448.00	166,000.00	
PA 19-12 LOUGHNER PLAZA			52,000.00		
MANAGEMENT IMPROVEMENTS		410,000.00	340,000.00	430,000.00	380,000.00
OTHER		150,000.00	150,000.00	150,000.00	160,000.00
CFP Funds Listed for 5-year planning		2,947,815.00	2,947,815.00	2,947,815.00	2,947,815.00
Replacement Housing Factor Funds		194,441.00	194,441.00	194,441.00	194,441.00

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R01950103	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 Program Year 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-CGP 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	211,872.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 211,872.00			
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 Conversation Measures	-	-	-	-

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01950102 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.)
 Performance and Evaluation Report for Program Year Ending **06/30/2002**
 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				
3	1408 Management Improvements	400,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	140,000.00		134,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,407,815.00			
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 2,947,815.00		\$ 134,000.00	
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	320,000.00	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Johnstown Housing Authority		Capital Fund Program Grant No: PA28P01950102			2002			
		Replacement Housing Factor Grant 0						
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 19-3								
OAKHURST EXT.	Bathroom renovations	1460.00		-				moved due to lack of funds
	Kitchen renovations	1460.00		500,000.00		-	-	
	Tile flooring - apartments	1460.00		300,000.00		-	-	
	Wood trim	1460.00		200,000.00		-	-	
	New baseboard heating	1460.00		1,032,458.00		-	-	
PA 19-5								
VINE STREET TOWER	Painting	1460.00		92,724.00		-		
	Conversion of efficiencies	1460.00		48,454.00		-	-	
PA 19-8								
CONNOR TOWER	Painting	1460.00		92,724.00		-	-	
	Conversion of efficiencies	1460.00		48,455.00		-	-	
PA 19-9								
TOWN HOUSE TOWER	Bathroom renovations	1460.00		93,000.00		-	-	

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R01950102	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
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 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				
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	211,872.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 211,872.00			
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 Conversation Measures	-	-	-	-

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01950101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending **06/30/2002**
 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				
3	1408 Management Improvements	400,000.00	400,000.00	100,000.00	79,395.08
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	120,000.00	138,494.94	138,494.94	111,194.94
8	1440 Site Acquisition				
9	1450 Site Improvement	190,000.00	69,852.00	69,852.00	18,305.07
10	1460 Dwelling Structures	2,187,906.00	2,338,184.06	2,298,905.40	782,393.74
11	1465.1 Dwelling Equipment - Nonexpendable	253,000.00	204,375.00	204,375.00	
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 3,150,906.00	\$ 3,150,906.00	\$ 2,811,627.34	\$ 991,288.83
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	300,000.00	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name: Johnstown Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01950101 Replacement Housing Factor Grant 0			Federal FY of Grant: 2001			
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 19-1								
PROSPECT	Bathroom renovations	1460.00		155,000.00	137,267.71	137,267.71	79,321.78	
	Sidewalks/curbs	1450.00		60,000.00	31,655.00	31,655.00	18,305.07	
	Front/rear entrance roof lines	1460.00		283,224.00	170,478.00	170,478.00	103,728.73	
PA 19-2	Bathroom renovations	1460.00		140,000.00	126,708.69	126,708.69	73,220.28	
OAKHURST	Front/rear entrance roof lines	1460.00		253,224.00	157,365.00	157,365.00	91,525.35	
PA 19-3								
OAKHURST EXT.	Replace interior doors	1460.00		172,458.00	108,617.00	108,617.00		
PA 19-4A								
SOLOMON	Entrance doors/frames	1460.00		100,000.00	67,185.00	67,185.00	42,711.83	
	Interior door replacement	1460.00		100,000.00	303,727.00	303,727.00	183,050.70	WORK ITEM MOVED FWD FROM 2005

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Johnstown Housing Authority		Capital Fund Program Grant No: PA28P01950101 Replacement Housing Factor Grant 0				2001		
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 19-4B								
COOPERSDALE	Entrance doors/frames	1460.00		50,000.00	33,091.00	33,091.00	18,305.07	
	Floor tile/units	1460.00		-				WORK ITEMS MOVED FWD TO 2000
	Hallway renovation	1460.00		-				
PA 19-5								
VINE STREET TOWER	Entrance/canopy renovations	1460.00		70,000.00	99,120.00	99,120.00		
	Entrance phone /pull stations	1465.10		23,000.00	50,647.00	50,647.00		
	Garbage compactors	1465.10		25,000.00	8,954.00	8,954.00		
	conversion of efficiencies	1460.00			19,639.33			
PA 19-6								
NANTY GLO	Bathroom renovations	1460.00		22,000.00	103,719.00	103,719.00		
	Sidewalks/curbs	1450.00		70,000.00	16,889.00	16,889.00		
	Interior door replacement	1460.00		150,000.00	108,617.00	108,617.00		
	Tub replacement	1460.00		42,000.00	48,612.00	48,612.00		
	Front entrance roof lines	1460.00		200,000.00	58,330.00	58,330.00		

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Johnstown Housing Authority		Capital Fund Program Grant No: PA28P01950101 Replacement Housing Factor Grant 0				2001		
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 19-7								
PORTAGE	Bathroom renovations	1460.00		19,000.00	83,308.00	83,308.00		
	Sidewalks/curbs	1450.00		50,000.00	16,930.00	16,930.00		
	Interior door replacement	1460.00		129,000.00	108,617.00	108,617.00		
	Tub replacement	1460.00		42,000.00	48,612.00	48,612.00		
	Parking lot resurfacing	1450.00		10,000.00	4,378.00	4,378.00		
	Hot water tank replacement	1460.00		15,000.00	6,514.00	6,514.00		
PA 19-8								
CONNOR TOWER	Entrance door/canopy	1460.00		70,000.00	99,751.00	99,751.00		
	Entrance phone/pull stations	1465.10		50,000.00	57,058.00	57,058.00		
	Garbage compactor	1465.10		25,000.00	8,954.00	8,954.00		
	conversion of efficiencies	1460.00			19,639.33			
PA 19-9								
TOWN HOUSE TOWER	Entrance door/canopy	1460.00		50,000.00	99,752.00	99,752.00		
	Entrance phone/pull stations	1465.10		75,000.00	41,030.00	41,030.00		
	Garbage compactor	1465.10		25,000.00	8,954.00	8,954.00		

Annual Statement / Performance and Evaluation Report

Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: Johnstown Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01950101 Replacement Housing Factor Grant No: 0					Federal FY of Grant: 2001	
Development Number Namw/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		
PA 19-1	3/31/2003			9/30/2004				
PA 19-2	3/31/2003			9/30/2004				
PA 19-3	3/31/2003			9/30/2004				
PA 19-4A	3/31/2003			9/30/2004				
PA 19-4B	3/31/2003			9/30/2004				
PA 19-5	3/31/2003			9/30/2004				
PA 19-6	3/31/2003			9/30/2004				
PA 19-7	3/31/2003			9/30/2004				
PA19-8	3/31/2003			9/30/2004				
PA 19-9	3/31/2003			9/30/2004				
PA 19-12	3/31/2003			9/30/2004				
ARCH/ENGINEERING	3/31/2003			9/30/2004				
MGMT. IMPROVEMENTS	3/31/2003			9/30/2004				

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R01950101	Federal FY of Grant: 2001
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP 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	194,441.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 194,441.00			
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 Conversation Measures	-	-	-	-

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

PHA Name: Johnstown Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01950100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no.)
 Performance and Evaluation Report for Program Year Ending **06/30/2002**
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements	300,000.00	307,041.23	307,041.23	205,417.88
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	132,000.00	139,790.00	139,790.00	138,790.00
8	1440 Site Acquisition				
9	1450 Site Improvement		12,417.61	12,417.61	12,417.61
10	1460 Dwelling Structures	2,846,448.00	2,819,199.16	2,819,199.16	2,452,294.00
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				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 3,278,448.00	\$ 3,278,448.00	\$ 3,278,448.00	\$ 2,808,919.49
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	300,000.00	300,000.00	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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

PHA Name:		Grant Type and Number				Federal FY of Grant:		
Johnstown Housing Authority		Capital Fund Program Grant No: PA28P01950100 Replacement Housing Factor Grant 0				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 19-3	Electrical renovations	1460.00		299,000.00	299,000.00	299,000.00	268,830.00	1999 CFP
OAKHURST								
EXT.	Drywall existing ceilings/walls	1460.00		1,493,991.00	1,668,222.16	1,668,222.16	1,331,487.00	In Progress
	Replace all interior doors	1460.00		367,642.00	239,553.00	239,553.00	239,553.00	In Progress
	Renovate/replace wooden stairways	1460.00		353,456.00	134,402.00	134,402.00	134,402.00	In Progress
	Conduit relocation	1460.00		202,359.00	71,132.00	71,132.00	71,132.00	Complete
19-4A	Vinyl floor tile	1460.00						1998 CGP
SOLOMON								
PA 19-5								
VINE STREET TOWER	Roof replacement	1460.00		130,000.00	123,890.00	123,890.00	123,890.00	Completed
PA 19-4B								
Coopersdale	Floor tile/units and hallways	1460.00			283,000.00	283,000.00	283,000.00	Completed
OTHER	Architectural & Engineering	1430.00		132,000.00	139,790.00	139,790.00	138,790.00	Construction Phase

JOHNSTOWN HOUSING AUTHORITY ORGANIZATIONAL CHART

**JHA
BOARD OF DIRECTORS**

LEGAL COUNSEL

Rev.9/02/02

**EXECUTIVE DIRECTOR
DANIEL KANUCH**

<u>COMPTROLLER</u> T GOUGHNOUR	<u>DEPUTY DIRECTOR</u> BEVERLY SIPES	<u>DEVELOPMENT COORDINATOR</u> BRIAN KRING
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<u>ACCOUNTANT</u> R STEVENS	<u>FISCAL ASST</u> J GERMAN	<u>MGMT AIDES</u> C Y PENROD C METZ
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<u>DIRECTOR MAINTENANCE & MODERNIZATION</u> JACK GOSS	<u>DIRECTOR SEC 8 / OCC</u> SUE FROMMELL	<u>DIRECTOR MANAGEMENT / PERSONNEL</u> DEBBY CALLIHAN	<u>ADM ASST</u> RICK STEPHENSON	
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<u>GROUNDS</u>	<u>SUPER WEST</u> <i>P MCDERMOTT</i>	<u>PURCH AGENT</u> <i>R GREGORY</i>	<u>SUPER EAST</u> <i>J REGINO</i>	<u>MAINT ADM</u> <i>S KONKOLA</i>	<u>OCC / SEC 8</u> <i>T SMITH</i>	<u>COMMUNITY SERVICES</u>	<u>MGMT EAST</u> <i>L HAYNAL</i>	<u>MGMT WEST</u> <i>A JEFFERS</i>	<u>INSPECTORS</u> <i>J LAMONACA</i>	<u>CLERK TYPIST II</u>
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B PETRY
H MILLER
G OGORMAN
F MORRIS

V BRANDON
B ROBATIN
M LOHR
T TULLIS
T GORDEN
B STILES
S KRESTAR
L WEBSTER
B TANCHICK
B KING
R TRUSCELLO
A HINTON
D DAVIS
E LEWIS
D LICASTRO
R SISKA

D BERZINSKY
G WEBSTER
R CRAMER
C MCDOWELL
R KMETT
D SMITH
L KOVAL
P DEMPSEY
R HOCHSTEIN
B DAVIS
A MILLER
J APPLEY

SECTION 8

D ROMANAK
R SEESE
M HUNTER

OCCUPANCY

G BALLARINO
M A DANIELS

ACTIVITIES
SUPERVISOR

ACTIVITIES
ASSISTANTS

J ANTAL
P BALICKI
L GRIFFITHS
P LAMONACA
L ROLES

J GOOD
M HALL
D HASELRIG
T SHANK

J JANET
E
PIURKOWSKY

M LUTHER