

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

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# Allegheny County Housing Authority Agency Plan

## PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**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: Allegheny County Housing Authority**

**PHA Number: PA-006**

**PHA Fiscal Year Beginning: (mm/yyyy) 10/2004**

**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 2005 - 2009**  
[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 Allegheny County Housing Authority is committed to providing quality, affordable housing and services in an efficient and creative manner.**

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY 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: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach 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 households

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)**

**Goal One: The Allegheny County Housing Authority shall sustain its high performer status in both PHAS and SEMAP for the next five years.**

- 1. Demonstrate to the Federal Court of the Western District of Pennsylvania that the Allegheny County Housing Authority is providing an adequate choice of affordable housing and desegregative opportunities to our applicants.**
- 2. Reduce unit turnaround time to 25 days by October 1, 2006 and sustain it.**
- 3. Enhance the Allegheny County Housing Authority's quality control program.**
- 4. Maintain an "A" status in PHAS for work order responses for all five years.**
- 5. Attract more landlords willing to participate in the Section 8 program with an emphasis on landlords in non-impacted municipalities.**
- 6. Treat our residents and Section 8 participants with respect and recognize that they are our customers and partners.**

**Goal Two: Create or generate 1000 new or enhanced affordable housing opportunities by October 1, 2009.**

- 1. Apply for all new Section 8 voucher opportunities that are appropriate.**
- 2. If funding is available, seek at least one additional HOPE VI Grant by October 1, 2009.**
- 3. Develop or co-develop at least one additional mixed finance affordable housing development outside HOPE VI by October 1, 2007.**
- 4. Issue bonds and begin the rehabilitation of Allegheny County Housing Authority high-rises.**
- 5. Develop a new senior affordable housing development.**
- 6. Acquire existing apartment complexes in order to offer desegregative opportunities and greater financial stability to the Allegheny County Housing Authority and its residents.**

**Goal Three: Become financially less dependent on HUD funding.**

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

**Goal Four: Enhance the quality of life of all Allegheny County residents.**

- 1. Create more attractive living environments by creatively and wisely expending Capital Funds and other available money.**
- 2. Offer appropriate programs that will help families achieve self-sufficiency through our partners.**
- 3. Offer appropriate programs to enhance the quality of life for our senior residents and people with disabilities through our partners.**
- 4. Provide housing that is at least as safe and secure as the surrounding neighborhoods.**
- 5. Intensify the after-school programs available to resident children.**
- 6. Attract more working families to public housing.**
- 7. Use flat rents to retain more working families in public housing.**
- 8. Enhance the capacity of Resident Councils and the leadership and fundraising skills of its leaders.**
- 9. Create 100 new low-income homeowners by October 1, 2009.**

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

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

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

- 1. Re-examine personnel policies to insure that appropriate incentives are present for excellent performance.**
- 2. Attempt to negotiate a union contract that allows for performance payments.**
- 3. Insure that appropriate training is available to employees where applicable.**
- 4. Maintain a positive workplace with high employee morale**



**Annual PHA Plan  
PHA Fiscal Year 2005**

[24 CFR Part 903.7]

**i. 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**

**ii. 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.

**Not required under PIH Notice 99-51**

**iii. 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, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **ACHA is bound by the Sanders Consent Decree and that serves as our Deconcentration Policy. It cannot be modified without the court's approval. We will develop our own Deconcentration Policy as soon as we are released from Sanders.**
- FY 2004 Capital Fund Program Annual Statement - **Attachment A**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart -
- FY 2004 Capital Fund Program 5 Year Action Plan - **Attachment B**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **Attachment T**
- Other (List below, providing each attachment name)

- Attachment C – 2004 HRF Report**
- Attachment D – Budget for High Rises**
- Attachment E – 2001 HRF P&E Report**
- Attachment F – 2001 P&E Report**
- Attachment G – 2002 HRF P&E Report**
- Attachment H – 2002 R&E Report**
- Attachment I – 2003 HRP P&E Report**
- Attachment J – 2003 P&E Report**
- Attachment K – 2003 Supplemental P&E**
- Attachment L – Program Income Budget**
- Attachment M - Definition of Substantial Modification**
- Attachment N – Pet Policy Summary**
- Attachment O – RAB Membership**
- Attachment P – Resident on Board**
- Attachment Q – 5 Year Progress Report**
- Attachment R – Section 8 Homeownership Capacity Statement**
- Attachment S – Voluntary Conversion Insert**

## Attachment U – Project-Basing Housing Choice Vouchers

### 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>XX</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>XX</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>XX</b>	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
<b>XX</b>	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
<b>XX</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>XX</b>	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
<b>XX</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>Contrary to Sanders Consent Decree.</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>XX</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>XX</b>	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination

**List of Supporting Documents Available for Review**

Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	
<b>XX</b>	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>XX</b>	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
<b>XX</b>	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>XX</b>	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>XX</b>	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
<b>XX</b>	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
<b>XX</b>	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
<b>XX</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>XX</b>	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
<b>XX</b>	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>XX</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>XX</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<b>XX</b>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
<b>XX</b>	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	grant and most recently submitted PHDEP application (PHDEP Plan)	
<b>XX</b>	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)
<b>XX</b>	Pet Policy	Annual Plan: Pet Policy
<b>XX</b>	Management Plans and leases for privately managed sites	Annual Plan: PH Operations

## **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 the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford-ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access-ibility</b>	<b>Size</b>	<b>Loca-tion</b>
Income <= 30% of AMI	31430	5	5	5	1	4	4
Income >30% but <=50% of AMI	20637	5	5	5	1	4	4
Income >50% but <80% of AMI	14741	4	4	4	1	3	3
Elderly	21035	4	4	3	3	2	3
Families with Disabilities	Unkno wn	5	5	5	5	5	4
Black	36038	5	3	4	1	3	3
Hispanic	1141	5	3	4	1	3	3
Native American	287	5	3	4	1	3	3
Asian/Pacific Is.	1649	5	3	4	1	3	3

**These numbers are all of Allegheny County.**

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4885		1148
Extremely low income <=30% AMI	4194	85.85	
Very low income (>30% but <=50% AMI)	587	12.02	
Low income	104	2.13	

<b>Housing Needs of Families on the Waiting List</b>			
(>50% but <80% AMI)			
Families with children	2686	54.98	
Elderly families	1283	26.3	
Families with Disabilities	1067	21.84	
Black	3039	62.21	
Hispanic	74	1.51	
Asian	16	.33	
American Indian	24	.49	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR			53 in PH only
1BR	2199	45.02	201 in PH only
2 BR	1819	37.24	129 in PH only
3 BR	733	15.01	98 in PH only
4 BR	122	2.50	12 in PH only
5 BR	8	.16	
5+ BR	4	.08	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**As of 4/22/04**

**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.

**(1) Strategies**

**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)

**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)

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Received designation of public housing for the elderly in eleven sites.**

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose 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
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

**2. Statement of Financial Resources**

[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 assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	11,000,000	
b) Public Housing Capital Fund	5,498,946	
c) HOPE VI Revitalization		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	27,070,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	500,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Replacement Housing Factor	1,558,308	Replacement Housing
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
ROSS Grants	450,000	Resident Services
<b>3. Public Housing Dwelling Rental Income</b>	4,500,000	P. H. Operations
<b>4. Other income (list below)</b>		
Public Housing Investment	10,000	P. H. Operations
Miscellaneous Other Income	300,000	P. H. Operations
Section 8 Investment	10,000	Section 8 Operations
Program Income	2,763,341	HOPE VI , Mixed Finance Projects & other Capital Projects
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>53,660,595</b>	

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

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[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:
- Other: (describe) **Top of the waiting list**

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

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

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

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

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

##### **(2)Waiting List Organization**

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

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

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

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

**Supportive Service Agencies**

**On-Line at ACHA Web Site**

c. If the PHA 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?**0**

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

In what circumstances will 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: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
  
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

**Witness Protection Needs**

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

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

4 Date and Time

Former Federal preferences:

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

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

Other preferences (select all that apply)

- 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)

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

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)  
**ACHA Web Site**

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 - ACHA is bound by the Sanders Consent Decree and that serves as our Deconcentration Policy. It cannot be modified without the court's approval. We will develop our own Deconcentration Policy as soon as we are released from Sanders.**

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors below)

Other (list below)  
**Check with other housing authorities**

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)

**Name and address of known 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)

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

### **(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:

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

**Witness Protection Needs**

**Families successfully completing their public housing Family Self-Sufficiency contract.**

**Families desiring and qualifying for Homeownership Vouchers up to the allocated amount.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an

absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

4 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 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)

**1. Witness Protection Needs**

- 1. Families successfully completing their public housing Family Self-Sufficiency contract.**
- 1. Families desiring and qualifying for Homeownership Vouchers up to the allocated amount.**

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 “residents 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)

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

- Through published notices  
 Other (list below)

**Appropriate supportive service agencies.**

### **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:

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- 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) \$200 a month
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

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

- 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)

**A study conducted by a local real estate company.**

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

### **Our desegregation efforts under the Sanders Consent Decree.**

## **(2) Minimum Rent**

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

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

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

## **5. Operations and Management**

[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)

### **ACHA is exempt from this Section as a High Performer**

#### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (Family Unification)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

**C. Management and Maintenance Policies**

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

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

(2) Section 8 Management: (list below)

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 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.

## **ACHA is exempt from this Section as a High Performer**

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA 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)

## **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 Attachment (state name) **Attachment A**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert 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 Attachment (state name) **Attachment B**

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert 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: **McKees Rocks Terrace**
2. Development (project) number: **PA-006-02**
3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
  - Revitalization Plan submitted, pending approval
  - Revitalization Plan approved
  - Activities pursuant to an approved Revitalization Plan underway

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

1. Development name: **Ohioview Acres**
2. Development (project) number: **PA-006-35 - 20**
3. Status of grant: (select the statement that best describes the current status)
- Revitalization Plan under development
  - Revitalization 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:

**Homestead Apartments, Negley Apartments, Ohioview Acres,  
Dumplin Hall, and possibly others**

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

**8. Demolition and Disposition**

[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 “No”, skip to component 9; if “yes”, 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 “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Morgan</b>
1b. Development (project) number: <b>PA-006-15</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/02/2004)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>10/1/04</b> b. Projected end date of activity: <b>11/30/04</b>

<b>Demolition/Disposition Activity Description</b>
--

1a. Development name: <b>Homestead Apartments – C Building</b>
1b. Development (project) number: <b>PA-006-25</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(6/30/05)</u>
5. Number of units affected:
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>1/2/06</b> b. Projected end date of activity: <b>2/28/06</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Negley/Burtner</b>
1b. Development (project) number: <b>PA-006-34</b>
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(3/3/04)</u>
5. Number of units affected: <b>36</b>
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>3/1/05</b> b. Projected end date of activity: <b>10/1/05</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Golden Towers
1b. Development (project) number: PA-06-24
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/>

Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Wilmerding 1b. Development (project) number: PA-06-27
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 100
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: John Fraser Hall 1b. Development (project) number: PA-06-28
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 98
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Timeline for activity:
- a. Actual or projected start date of activity: 6/30/06
  - b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: General Braddock Tower 1b. Development (project) number: PA-06-29
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 160
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Rachael Carson Hall 1b. Development (project) number: PA-06-30
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
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1a. Development name: Brackenridge Hall
1b. Development (project) number: PA-06-32
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 63
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Dumplin Hall
1b. Development (project) number: PA-06-33
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: G. W. Carver Hall
1b. Development (project) number: PA-06-36
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 78
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 6/30/06
b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Robert J. Corbett Apartments
1b. Development (project) number: PA-06-39
2. Activity type: Demolition <input type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 105
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development
7. Timeline for activity:
a. Actual or projected start date of activity: 6/30/06
b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Harry S. Truman Apartments
1b. Development (project) number: PA-06-40
2. Activity type: Demolition <input checked="" type="checkbox"/>
Disposition <input checked="" type="checkbox"/>
3. Application status (select one)
Approved <input type="checkbox"/>
Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 63
6. Coverage of action (select one)
<input type="checkbox"/> Part of the development

<input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Jefferson Manor 1b. Development (project) number: PA-06-42
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 95
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Blawnox Apartments 1b. Development (project) number: PA-06-43
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 90
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Westview Tower
1b. Development (project) number:	PA-06-46
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(9/30/05)</u>
5. Number of units affected:	100
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	West Mifflin Manor
1b. Development (project) number:	PA-06-50
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(9/30/05)</u>
5. Number of units affected:	107
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Springdale Manor
1b. Development (project) number:	PA-06-53
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	

Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(9/30/05)</u>
5. Number of units affected: 90 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/30/06 b. Projected end date of activity: 7/31/06

**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 “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Lavender Heights</b>
1b. Development (project) number: <b>PA-006-71</b>

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

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

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: <b>Carver Hall</b></p> <p>1b. Development (project) number: <b>PA-006-036</b></p>

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

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

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: <b>John Fraser Hall</b></p> <p>1b. Development (project) number: <b>PA-006-028</b></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p>

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

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Springdale Manor</b>
1b. Development (project) number: <b>PA-006-053</b>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(2/06/00)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan? <b>Already approved.</b></p>
<p>12. Number of units affected: 90</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

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

<b>Designation of Public Housing Activity Description</b>
<p>1a. Development name: <b>West View Towers</b></p> <p>1b. Development (project) number: <b>PA-006-046</b></p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p>

Submitted, pending approval <input type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(2/06/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan? <b>Already approved.</b>
14. Number of units affected: 100
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

<b>Designation of Public Housing Activity Description</b>
1a. Development name: <b>Homestead Apartments</b>
1b. Development (project) number: <b>PA-006-021 and 025</b>
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/>

Submitted, pending approval <input type="checkbox"/>
Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(3/31/03)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: <b>204</b>
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

### **10. Conversion of Public Housing to Tenant-Based Assistance**

[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 "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: \_\_\_\_\_)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: \_\_\_\_\_)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- 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 “No”, skip to component 11B; if “yes”, 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 “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA established eligibility criteria

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

## **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. Section 8-Only PHAs are not required to complete sub-component C.

### **ACHA is exempt from this Section as a High Performer**

#### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- Yes  No: Has the PHA has 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? 28/04/98

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

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

#### **B. Services and programs offered to residents and participants**

##### **(1) General**

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs 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 “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
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)

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: 21/06/00)
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)

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

### **ACHA is exempt from this Section as a High Performer**

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the 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)

**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)

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

### C. Coordination between PHA and the police

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

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

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

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 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 2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **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.

### **ACHA is exempt from this Section as a High Performer**

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **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)
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 T
  - Provided below:

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

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

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

### 3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-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: (provide name here) **Allegheny County and Penn Hills**

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

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

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

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

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

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

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

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

Other: (list below)

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

**The Allegheny County Department of Economic Development is giving money for HOPE VI projects and for a mixed-finance project. They are supporting the Fair Housing Service Center and are expending 25% of their funds in or around the seven (7) Sanders Consent Decree communities. The Penn Hills Community Development Office is installing a sidewalk at Jefferson Manor.**

#### **D. Other Information Required by HUD**

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

# Annual Statement/Performance and Evaluation Report

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650104 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no:)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,029,424			
3	1408 Management Improvements	40,000			
4	1410 Administration	549,895			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	423,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	183,974			
10	1460 Dwelling Structures	570,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$600,825			
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	20,000			
18	1499 Development Activities	1,670,000			
19	1501 Collateralization or Debt Service	50,000			
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$5,147,118</b>			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	\$201,000			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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	
<b>OPERATIONS</b>	SUPPLEMENT OPERATING BUDGET	1406		<b>\$1,029,424</b>				
<b>ADMINISTRATION</b>	SALARY AND FRINGE BENEFITS	1410		<b>\$549,895</b>				
<b>MANAGEMENT IMPROVEMENTS</b>	1. RESIDENT PROGRAMS	1408	ACHA-WIDE	40,000				
	<b><u>TOTAL</u></b>	<b><u>1408</u></b>		<b><u>\$40,000</u></b>				
<b>FEES AND COSTS</b>	INSPECTION – ACHA	1430	4	273,000				
	AUTHORITY WIDE HYGIENIST SERVICES	1430		10,000				
	A/E SERVICES (DESIGN):	1430		110,000				
	CONSULTANT ELEVATOR	1430		30,000				
	<b><u>TOTAL</u></b>	<b><u>1430</u></b>		<b><u>\$423,000</u></b>				
<b>ACHA WIDE</b>	VARIOUS SITE IMPROVEMENTS INCLUDING CONCRETE REPLACEMENT AND REQUIREMENTS FOR SECTION 504 COMPLIANCE	1450		<b>\$151,000</b>				
	SITE AMENITIES	1450		<b>\$32,974</b>				
<b>ACHA WIDE</b>	VACANCY REDUCTION	1460		<b>\$520,000</b>				This work item was combined with various dwelling unit improvements and requirements for section 504 compliance in 2004 Agency Plan.
	VARIOUS DWELLING UNIT IMPROVEMENTS AND REQUIREMENTS FOR SECTION 504 COMPLIANCE	1460		<b>\$50,000</b>				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650204 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>			
Develop-ment 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	
<b>PA-6-4 BURNS HEIGHTS</b>	ADDITIONAL FUNDING FOR CONSTRUCTION OF COMMUNITY BUILDING	1470	1 bldg.	<b>\$500,825</b>				
<b>PA-6-18/79 GROVETON VILLAGE</b>	ADDITIONAL FUNDING FOR CONSTRUCTION OF COMMUNITY BUILDING	1470	1 bldg.	<b>\$100,000</b>				
<b>NON-DWELLING EQUIPMENT</b>	COMPUTER HARDWARE	1475	ACHA-WIDE	<b>\$10,000</b>				
<b>RELOCATION</b>	ACHA WIDE RELOCATION ACTIVITIES	1495.1		<b>\$20,000</b>				
<b>PA-6-21-25-35 HOMESTEAD APTS</b>	DEVELOPMENT ACTIVITIES- BLDG. B ACHA RECEIVED HOPE VI AND PLANNING USE OF CGP AS PART OF FUNDING TO REDEVELOPE SITE	1499	1 bldg.	<b>\$1,000,000</b>				
<b>PA-6-34 NEGLEY APTS</b>	REVITALIZATION VIA MIXED FINANCE DEVELOPMENT	1499	1 bldg.	<b>\$670,000</b>				
<b>VARIOUS SITES</b>	COLLATERIZATION OR DEBT SERVICE	1501		<b>\$50,000</b>				

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

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408 MANAGE IMP.	9/06			9/08			
1410 ADMINISTRATION	9/06			9/08			
1430 FEES/COSTS	9/06			9/08			
1450 SITE IMP. ACHA WIDE	9/06			9/08			
1460 DWELLING STRUCTURES ACHA WIDE	9/06			9/08			
1470 NON-DWELL BURNS CB	9/06			9/08			
1470 GROVETON CB	9/06			9/08			
1475 NON- DWELLING EQUIP	9/06			9/08			
1495.1 RELOCATION	9/06			9/08			
1499 DEV. ACTIVITIES HOMESTEAD	9/06			9/08			
1499 DEV. ACTIVITIES NEGELY	9/06			9/08			
1501 COLLATERIZA- TION OR DEBT	9/06			9/08			



**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name		ALLEGHENY COUNTY HOUSING AUTHORITY			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005	Work Statement for Year 3 FFY Grant: 2006	Work Statement for Year 4 FFY Grant: 2007	Work Statement for Year 5 FFY Grant: 2008	
PA-6-4 BURNS HEIGHTS	See Annual Statement	50,000		250,000		
PA-6-3/7 HAWKINS		285,000		50,000		
PA-6-23 PROSPECT		392,982				
PA-6-26/37 PARK/SHELDON				100,000		
PA-6-34 BURTNER				150,000		
PA-6-21-25 HOMESTEAD APTS.			1,000,000			
PA-6-24 GOLDEN TOWER			250,000			
PA-6-27 WILMERDING APTS.			250,000			
PA-6-28 JOHN FRASER HALL		250,000				
PA-6-29 GENERAL BRADDOCK			75,000			
PA-6-30 RACHEL CARSON HALL			250,000			
PA-6-31 ANDREW CARNEGIE .				370,000		
PA-6-32 BRACKENRIDGE HALL				250,000		
PA-6-33 DUMPLIN HALL		\$250,000				
PA-6-34 BURTNER				150,000		
PA-6-36 CARVER HALL				250,000		
PA-6-39 ROBERT CORBETT					600,000	
PA-6-40 HARRY TRUMAN APTS.		\$250,000				

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name		ALLEGHENY COUNTY HOUSING AUTHORITY			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005	Work Statement for Year 3 FFY Grant: 2006	Work Statement for Year 4 FFY Grant: 2007	Work Statement for Year 5 FFY Grant: 2008	
PA-6-41 OHIOVIEW TOWER			300,000			
PA-6-42 JEFFERSON MANOR					600,000	
PA-6-43 BLAWNOX APTS.				250,000		
PA-6-46 WEST VIEW TOWER					600,000	
PA-6-50 WEST MIFFLIN MANOR					600,000	
PA-6-53 SPRINGDALE APTS.				250,000		
FORCED ACCOUNT LABOR FOR 504 IMPROVEMENTS/VACANCIES		200,000	100,000	100,000		
ACHA WIDE 504 DWELLING UNIT, COMMON AREA AND SITE IMP.		361,881	307,845	248,195		
AUTHORITY WIDE SITE IMPROVEMENTS/LANDSCAPING		200,000				
AMENITIES AT FAMILY SITES		250,000				
REPLACEMENT RESERVE						
ACHA WIDE DEVELOPMENT ACTIVITIES						
SITE ACQUISITION				100,000		
CONTINGENCY						
COLLATERIZATION OR DEBT SERVICE		946,028	946,028	946,028	946,028	
MANAGEMENT IMPROVEMENTS		655,000	665,000	665,000	665,000	
ADMINISTRATION		549,895	549,895	549,895	549,895	
OTHER: Fees & Costs; Relocation		506,332	453,350	468,000	586,195	
OPERATIONS						
CFP Funds Listed for 5-year planning	<b>\$5,147,118</b>	<b>\$5,147,118</b>	<b>\$5,147,118</b>	<b>\$5,147,118</b>	<b>\$5,147,118</b>	
Replacement Housing Factor Funds	<b>\$1,804,685</b>	<b>\$1,804,685</b>	<b>\$1,804,685</b>	<b>\$1,804,685</b>	<b>\$1,804,685</b>	

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: PHA FY: <u>2005</u>			Activities for Year 2 FFY Grant: PHA FY: <u>2005</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	PA-6-4 BURNS	DENSITY REDUCTION	<u>\$50,000</u>	PA-6-40 TRUMAN	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>
	PA-6-3/7 HAWKINS	UNIT CONVERSION TO CREATE 3 BEDROOM ACCESSIBLE UNITS	<u>\$285,000</u>	ACHA WIDE	FORCED ACCOUNT LABOR FOR 504 IMPROVEMENTS/VACANCY REDUCTION	<u>\$200,000</u>
See	PA-6-23 PROSPECT	NEW LANDSCAPING, RETAINING WALLS, CONCRETE REPLACEMENT, REPAIR STAIRS TO PROSPECT STREET	245,982		VARIOUS UPGRADES AND AMENITIES AT THE FOLLOWING FAMILY AND SCATTERED SITES:	<u>\$250,000</u>
Statement		INSTALL NEW STORM DOORS	47,000		PA-6-3/7 HAWKINS, PA-6-4 BURNS, PA-6-9 HAYS, PA-6-45 PENN HILLS, PA-6-64 ALLEGHENY EST., PA-6-67 GROUSE RUN, PA-6-68 RIDGEWOOD, PA-6-69 LAURELL HILLS	
Annual		INSTALL NEW EXTERIOR DOORS	100,000			
		<b>SUBTOTAL</b>	<u><b>\$392,982</b></u>		<b>MANAGEMENT IMPROVEMENTS:</b>	
					Security/Crime Prevention: Police Contracts	400,000
	ACHA WIDE	VARIOUS SITE IMPROVEMENTS REQUIRED FOR ACT 504 COMPLIANCE (RAMPS, RAILINGS, ETC.)	100,000		Economic Development: Resident Programs	40,000
		VARIOUS DWELLING UNIT AND COMMON AREA IMPROVEMENTS FOR 504 COMPLIANCE.	261,881			
		<b>SUBTOTAL</b>	<u><b>\$361,881</b></u>		MBE/WBE/Sec. 3 Program Staff	150,000
	ACHA WIDE	SITE IMPROVEMENTS/LANDSCAPING	<u>\$200,000</u>		Computer Systems Software/telecommunications	40,000
					Computer Hardware (equipment)	25,000
					<b>TOTAL MANAGEMENT IMPROVEMENTS</b>	<u><b>\$655,000</b></u>
	PA-6-28 FRASER HALL	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		<b>COLLATERIZATION OR DEBT SERVICE</b>	<u><b>946,028</b></u>
	PA-6-33 DUMPLIN	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		<b>ADMINISTRATION</b>	<u><b>\$549,895</b></u>
					<b>OTHER: Fees &amp; Costs; Relocation</b>	<u><b>\$506,332</b></u>
					<b>Total CFP Estimated Cost</b>	<u><b>\$5,147,118</b></u>

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

Activities for Year 1	Activities for Year : 3 FFY Grant: PHA FY: <u>2006</u>			Activities for Year: 3 FFY Grant: PHA FY: <u>2006</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	<b>PA-6-41 OHIOVIEW TOWER</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$300,000</u>		FORCED ACCOUNT LABOR FOR 504 IMPROVEMENTS/VACANCY REDUCTION	<u>\$100,000</u>
	<b>PA-6-25 HOMESTEAD</b>	DEVELOPMENT ACTIVITIES – BUILDING C – ACHA RECEIVED HOPE VI AND PLANNING USE OF CGP AS PART OF FUNDING TO RE-DEVELOP SITE.	<u>\$1,000,000</u>			
	<b>PA-6-24 GOLDEN TOWER</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		<b>MANAGEMENT IMPROVEMENTS:</b>	
	<b>PA-6-27 WILMERDING</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		Security/Crime Prevention: Police Contracts	400,000
See	<b>PA-6-30 RACHEL CARSON</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		Economic Development: Resident Programs	40,000
Statement					MBE/WBE/Sec. 3 Program Staff	150,000
Annual					Computer Systems Software/telecommunications	40,000
	<b>PA-6-29 GEN. BRADDOCK</b>	CONVERT UNITS TO CREATE ASSISTED LIVING FACILITY, AND LEVERAGE ADDITIONAL RESOURCES	<u>\$75,000</u>		Computer Hardware (equipment)	25,000
					<b>TOTAL MANAGEMENT IMPROVEMENTS</b>	<b>\$655,000</b>
					<b>COLLATERIZATION OR DEBT SERVICE</b>	<b>\$946,028</b>
	<b>ACHA WIDE</b>	VARIOUS SITE IMPROVEMENTS REQUIRED FOR ACT 504 COMPLIANCE (RAMPS, RAILINGS, ETC.)	\$133,332		<b>ADMINISTRATION</b>	<b>\$549,895</b>
		VARIOUS DWELLING UNIT AND COMMON AREA IMPROVEMENTS FOR SECTION 504	\$174,513		<b>OTHER: Fees &amp; Costs; Relocation</b>	<b>\$453,350</b>
		SUBTOTAL	<u>\$307,845</u>			
					<b>Total CFP Estimated Cost</b>	<b>\$5,147,118</b>

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Year 1	Activities for Year 4 FFY Grant: <u>2007</u>			Activities for Year: 4 FY: <u>2007</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>ACHA WIDE</b>	VARIOUS SITE IMPROVEMENTS REQUIRED FOR ACT 504 COMPLIANCE (RAMPS, RAILINGS, ETC.) AND DWELLING UNITS, COMMON AREA IMPROVEMENTS.	<u>\$248,195</u>	<b>PA-6-31</b>	RESURFACE ASPHALT DRIVE AND PARKING AREAS	15,000
Annual	<b>ACHA WIDE</b>	FORCED ACCOUNT LABOR FOR 504 IMPROVEMENTS/VACANCY REDUCTION.	<u>\$100,000</u>	<b>CARNEGIE</b>	LANDSCAPING IMPROVEMENTS	10,000
					MISC. EXTERIOR IMPROVEMENTS	3,500
State- ment	<b>PA-6-4 BURNS</b>	UNIT CONVERSION TO CREATE 3 BEDROOM ACCESSIBLE UNITS	<u>\$250,000</u>		FENCE REPLACEMENT	5,000
					ASBESTOS ABATEMENT	20,000
	<b>PA-6-3/7</b>				ELECTRONIC SECURITY SYSTEM INSTALLATION	20,000
	<b>HAWKINS</b>	DENSITY REDUCTION	<u>\$50,000</u>		REPLACE EXTERIOR DOORS	5,000
					REPLACE INTERIOR UNIT ENTRY DOORS	15,000
	<b>PA-6-26/37 PARK APTS.</b>	SIDING REPLACEMENT	<u>\$100,000</u>		PATCH/REPAIR/PAINT EXISTING WALL & CEILINGS	30,000
					FLOOR FINISHES	34,500
					REPLACE KITCHENS	30,000
	<b>PA-6-34 BURTNER</b>	VARIOUS INTERIOR, EXTERIOR AND SITE IMPROVEMENTS	<u>\$150,000</u>		REPLACE BATHROOMS	37,500
					RANGES AND REFRIGERATORS	12,000
	<b>PA-6-32 BRACKENRIDGE</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		CORRIDORS & STAIRWELL IMPROVEMENTS	30,000
					CENTRAL BOILER IMPROVEMENTS	30,000
	<b>PA-6-36 CARVER</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		ELECTRICAL RENOVATIONS	37,500
	<b>PA-6-43 BLAWNOX</b>	FUNDING TO SUPPLEMENT BOND DEAL FOR MODERNIZATION	<u>\$250,000</u>		DOMESTIC HOT & COLD PLUMBING REPAIRS/REPLACEMENTS	15,000
					BACKFLOW PREVENTION DEVICE	15,000
					RELOCATION	5,000
					<b>SUBTOTAL</b>	<u><b>\$370,000</b></u>

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

Activities for Year 1	Activities for Year 4 FFY Grant: PHA FY: <u>2007</u>			Activities for Year: <b>4</b> FFY Grant: PHA FY: <u>2007</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See		<b>MANAGEMENT IMPROVEMENTS:</b>				
Annual		Security/Crime Prevention: Police Contracts	400,000			
		Economic Development: Resident Programs	40,000			
State-		MBE/WBE/SEC. 3 PROGRAM STAFF	150,000			
ment		Computer Systems	40,000			
		Software/telecommunications				
		Computer Hardware (equipment)	25,000			
		<b>TOTAL MANAGEMENT IMPROVEMENTS</b>	<b>\$665,000</b>			
		<b>SITE ACQUISITION</b>	<b>100,000</b>			
		<b>COLLATERIZATION OF DEBT SERVICE</b>	<b>946,028</b>			
		<b>ADMINISTRATION</b>	<b>\$549,895</b>			
		<b>OTHER: Fees &amp; Costs; Relocation</b>	<b>\$468,000</b>			
					<b>Total CFP Estimated Cost</b>	<b>\$5,147,118</b>



**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number  
Capital Fund Program Grant No:  
Replacement Housing Factor Grant No: PA28R00650104

Federal FY of Grant:  
**2004**

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,804,685		1,804,685	
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	<b>\$1,804,685</b>		<b>\$1,804,685</b>	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-20 OHIOVIEW ACRES	MIXED FINANCE TRANSACTION IN ALLEGHENY COUNTY FOR REPLACEMENT HOUSING	1499		1,158,308				
	REPLACEMENT HOUSING FOR OHIOVIEW ACRES HOPE VI PROJECT	1499		646,377				

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

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1499 DEVELOPMENT ACTIVITIES	9/06			9/08			

**BUDGET FOR ACHA ELDERLY HIGH RISE MODERNIZATION**

**AND**

**CONVERSION OF EFFICIENCY APARTMENTS  
TO CREATE ONE BEDROOM UNITS**

<b>NAME OF HIGH RISE</b>	<b>ESTIMATED COST</b>
GOLDEN TOWER	\$ 1,450,000
WILMERDING APARTMENTS	1,276,400
JOHN FRASER HALL	2,314,000
RACHEL CARSON HALL	1,371,000
BRACKENRIDGE HALL	1,491,000
DUMPLIN HALL	1,444,000
CORBETT APARTMENTS	2,009,600
TRUMAN TOWER	1,496,000
JEFFERSON MANOR	1,015,500
BLAWNOX APARTMENTS	996,000
WEST VIEW APARTMENTS	1,070,000
WEST MIFFLIN MANOR	1,066,500
SPRINGDALE MANOR	1,000,000
FEES AND ADMINISTRATIVE COSTS	2,000,000
<b>TOTAL</b>	<b>\$20,000,000</b>

<b>GOLDEN TOWER PA-6-24 – 60 UNITS</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITWORK</u></b>	
Site Lighting	15,000
Site Concrete (paving/curbing/steps/retaining walls, etc.)	15,000
Landscaping/ <i>Entrance Signage</i>	40,000
Benches	5,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	25,000
Interior Doors	25,000
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	88,000
Floor Finishes	55,000
Exterior Finishes	
<b><u>KITCHENS</u></b>	
Cabinets/Counter Tops	88,000
Ranges & Refrigerators	42,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	66,000
<b><u>CONVEYING SYSTEMS: ELEVATORS</u></b>	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	75,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL</u></b>	
Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	50,000
<b><u>OTHER</u></b>	
Conversion of 15 Efficiencies to create 15 renovated one bedroom units	200,000
Common area, corridors, office, community room upgrades, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,450,000</b>

<b>RACHEL CARSON HALL PA-6-30 – 60 UNITS</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITWORK</u></b>	
Site Lighting	15,000
Site Concrete (paving/curbing/steps/retaining walls, etc.)	15,000
Landscaping/ <i>Entrance Signage</i>	40,000
Benches	5,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	15,000
Windows	
<b><u>FINISHES</u></b>	
Wall Finishes	36,000
Ceiling Finishes	12,000
Floor Finishes	30,000
Exterior Finishes	
<b><u>KITCHENS: Cabinets/Counter Tops</u></b>	48,000
Ranges & Refrigerators	30,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	24,000
<b><u>CONVEYING SYSTEMS: ELEVATORS</u></b>	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	75,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	50,000
<b><u>OTHER:</u></b>	
Conversion of 36 Efficiencies to create 18 renovated one bedroom units	300,000
Common area, office, corridors upgrades, community room upgrades, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,371,000</b>

<b>JOHN FRASER HALL PA-6-28</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITWORK</u></b>	
Site Lighting	10,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	27,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	70,000
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	5,000
Interior Doors	78,000
Windows	8,000
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes (create new partition walls	330,000
Floor Finishes	195,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	273,000
Ranges & Refrigerators	65,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	218,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	90,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	156,000
<b><u>OTHER:</u></b>	
Conversion of 59 Efficiencies to create 39 one bedroom units	25,000
Common area upgrades, handrails, corridors, community room, office	98,000
Security improvements/cameras	15,000
Relocation	30,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$2,314,000</b>

<b>BRACKENRIDGE HALL PA-6-32</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	5,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	50,000
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	19,500
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	78,000
Floor Finishes	47,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	78,000
Ranges & Refrigerators	35,500
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	58,500
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	75,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	43,500
<b><u>OTHER:</u></b>	
Conversion of 24Efficiencies to create 12 one bedroom units	270,000
Common area, office, corridor, community room upgrades, handrails, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,491,000</b>

<b>DUMPLIN HALL PA-6-33</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITEWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	25,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	13,500
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	54,000
Floor Finishes	32,500
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	54,000
Ranges & Refrigerators	34,500
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	40,500
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	75,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	30,000
<b><u>OTHER:</u></b>	
Conversion of 33 Efficiencies to create 22 one bedroom units	354,000
Common area, corridor , community room , office upgrades, handrails, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,444,000</b>

ROBERT CORBETT PA-6-39	PRELIMINARY ESTIMATED COST
<b><u>SITWORK</u></b>	
Site Lighting	24,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	10,000
Landscaping/Entrance Signage/benches	25,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	14,000
Interior Doors	30,000
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	250,000
Floor Finishes	215,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	
Ranges & Refrigerators	246,000
	25,600
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	180,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	90,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	164,000
<b><u>OTHER:</u></b>	
Conversion of Efficiencies to create one bedroom units (CONVERSION COSTS INCLUDED ABOVE)	
Common area, corridor, community room, office upgrades, handrails, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$2,009,600</b>

<b>TRUMAN TOWER PA-6-40</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITEWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	25,000
Landscaping/Entrance Signage/benches	25,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	50,000
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	19,500
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	78,000
Floor Finishes	47,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	78,000
Ranges & Refrigerators	35,500
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	58,500
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	180,000
<b><u>MECHANICAL</u></b>	
Sanitary Stack Replacement	75,000
<b><u>HVAC</u></b>	200,000
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	43,500
<b><u>OTHER:</u></b>	
Conversion of 24Efficiencies to create 12 one bedroom units	270,000
Common area, corridor, community room, office upgrades, handrails, furniture	50,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,496,000</b>

JEFFERSON MANOR PA-6-42	PRELIMINARY ESTIMATED COST
<b><u>SITEWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	25,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	76,000
Floor Finishes	142,500
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	
	190,000
Ranges & Refrigerators	76,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	95,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	30,000
<b><u>OTHER:</u></b>	
Conversion	
Common area, corridor, community room, office upgrades, handrails, furniture	70,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,015,500</b>

BLAWNOX APTS. PA-6-43	PRELIMINARY ESTIMATED COST
<b><u>SITWORK</u></b>	
Site Lighting	24,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	30,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	72,000
Floor Finishes	135,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	
Ranges & Refrigerators	72,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	90,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	27,000
<b><u>OTHER:</u></b>	
Conversion	
Common area, corridor, community room, office upgrades, handrails, furniture	70,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$996,000</b>

WEST VIEW TOWER PA-6-46	PRELIMINARY ESTIMATED COST
<b><u>SITEWORK</u></b>	
Site Lighting	24,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	30,000
Landscaping/Entrance Signage/benches	40,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	80,000
Floor Finishes	150,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	
Ranges & Refrigerators	80,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	100,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	40,000
<b><u>OTHER:</u></b>	
Conversion	
Common area, corridor, community room, office upgrades, handrails, furniture	70,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,070,000</b>

WEST MIFFLIN MANOR PA-6-50	PRELIMINARY ESTIMATED COST
<b><u>SITEWORK</u></b>	
Site Lighting	24,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	10,000
Landscaping/Entrance Signage/benches	25,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	15,000
Interior Doors	
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	90,000
Floor Finishes	160,500
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	
Ranges & Refrigerators	85,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	100,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	32,000
<b><u>OTHER:</u></b>	
Conversion	
Common area, corridor, community room, office upgrades, handrails, furniture	70,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,066,500</b>

SPRINGDALE MANOR PA-6-53	PRELIMINARY ESTIMATED COST
<b><u>SITEWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	25,000
Landscaping/Entrance Signage/benches	20,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors (Storefront)	30,000
Interior Doors	
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	90,000
Floor Finishes	135,000
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	180,000
Ranges & Refrigerators	72,000
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	90,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	32,000
<b><u>OTHER:</u></b>	
Conversion	
Common area, corridor, community room, office upgrades, handrails, furniture	70,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,000,000</b>

<b>WILMERDING APTS. PA-6-27</b>	<b>PRELIMINARY ESTIMATED COST</b>
<b><u>SITEWORK</u></b>	
Site Lighting	15,000
Site Concrete/Asphalt (paving/curbing/steps/retaining walls, etc.)	50,000
Landscaping/Entrance Signage/benches	20,000
<b><u>HAZARDOUS MATERIALS (TO BE DETERMINED UPON TESTING)</u></b>	
Asbestos testing	1,000
<b><u>THERMAL/MOISTURE PROTECTION</u></b>	
Roofing	70,000
<b><u>DOORS/WINDOWS</u></b>	
Exterior/Entry Doors	10,000
Interior Doors	33,500
Windows	
<b><u>FINISHES</u></b>	
Walls/ceiling Finishes	67,000
Floor Finishes	73,700
Exterior Finishes	
<b><u>KITCHENS:</u></b> Cabinets/Counter Tops	134,000
Ranges & Refrigerators	
<b><u>BATHS</u></b>	
Water Closets, bathtubs, showers, tub surrounds, vanities/lavatories, medicine cabinets, exhaust fans, accessories	67,000
<b><u>CONVEYING SYSTEMS:</u></b> ELEVATORS	
<b><u>MECHANICAL</u></b>	
Sanitary Stack (Cleaning)	10,000
<b><u>HVAC</u></b>	198,200
<b><u>ELECTRICAL:</u></b> Wiring, Devices (GFI outlets, dedicated circuits, switches, etc.), fixtures, load center	32,000
<b><u>OTHER:</u></b>	
Conversion of remaining efficiencies to one bedroom units	200,000
Common area, corridor, community room, office upgrades, handrails, furniture	65,000
Security improvements/cameras	15,000
Relocation	15,000
Contingency: If testing is positive, hazardous material abatement	200,000
<b>TOTAL ESTIMATED COST</b>	<b>\$1,276,400</b>

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING  
AUTHORITY

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

Federal FY of Grant:  
**2001**

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

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

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

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

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

**Part III: Implementation Schedule**

PHA Name: <b>ALLEGHENY COUNTY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: <b>PA28PR00650101</b>					Federal FY of Grant: <b><u>2001</u></b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
ACHA WIDE	9/03		3/02	9/04		3/03	COMPLETE	

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:	Federal FY of Grant: <b><u>2001</u></b>
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Original Annual Statement  Reserve for Disasters/ Emergencies Performance and Evaluation Report for Period Ending: 3/31/04  
 Revised Annual Statement (revision no: 2)  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	800,000		800,000	800,000
3	1408 Management Improvements	651,147		651,147	651,147
4	1410 Administration	465,000	492,045	492,045	492,045
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	591,386	615,099	615,099	615,099
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000	221,180	221,180	221,180
10	1460 Dwelling Structures	140,176	170,868	170,868	170,868
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	200,000	0	0	0
13	1475 Nondwelling Equipment	0	10,000	10,000	10,000
14	1485 Demolition			0	
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	75,547		75,547	75,547
18	1499 Development Activities	3,352,852	3,315,222	3,315,222	3,315,222
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$6,351,108</b>	<b>\$6,351,108</b>	<b>\$6,351,108</b>	<b>\$6,351,108</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
Develop-ment Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA WIDE	RELOCATION	1495.1		\$75,547		\$75,547	\$75,547	
PA-6-21-35  HOME- STEAD APTS.	BRIDGE LOAN FOR HOMESTEAD APTS. CONSTRUCTION – HOPE VI REVITALIZATION PROJECT	1499	LUMP SUM	<u>\$2,347,413</u>		<u>\$2,347,413</u>	<u>\$2,347,413</u>	
PA-6-2 MCKEES ROCKS  TERRACE	DEVELOPMENT ACTIVITIES – REVITALIAZATION/HOPE VI	1499		<u>\$204,467</u>	<u>\$166,837</u>	<u>\$166,837</u>	<u>\$166,837</u>	ADDITIONAL FUNDING REQUESTED IN 2002 FOR COMMUNITY BLDG. & SITE

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
Develop-ment Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ACHA WIDE	VARIOUS SITE IMPROVEMENTS REQUIRED FOR ACT 504 COMPLIANCE (RAMPS, RAILINGS, ETC.) & CONCRETE	1450	LUMP SUM	<u>\$75,000</u>	<u>\$221,180</u>	<u>\$221,180</u>	<u>\$221,180</u>	
PA-6-79 GROVETON VILLAGE	FUNDING IS REQUESTED FOR BRIDGE LOAN/REVITALIZATION FOR MIXED FINANCE DEVELOPMENT OF GROVETON VILLAGE WHICH WILL BE RE-PAID TO ACHA	1499	LUMP SUM	<u>\$700,972</u>		<u>\$700,972</u>	<u>\$700,972</u>	
PA-6-6/80 SHARPS TERRACE	MIXED FINANCE DEVELOPMENT	1499		<u>\$100,000</u>		<u>\$100,000</u>	<u>\$100,000</u>	
ACHA WIDE	FORCED ACCOUNT LABOR FOR VACANCY REDUCTION AT VARIOUS SITES	1460		<u>\$140,176</u>	0	0	0	DELETE
PA-6-10 MAPLEVIEW	COMMUNITY BUILDING CONSTRUCTION	1470	1	<u>\$200,000</u>	0	0	0	DELETE 1470 – FUNDS NEEDED IN 1460 FOR CLOSE-OUT
	RELEASE OF RETAINAGE HELD ON CONTRACTS FOR MAPLEVIEW MODERNIZATION	1460		0	<u>\$170,868</u>	<u>\$170,868</u>	<u>\$170,868</u>	RETAINAGE TO CLOSE CONTRACTS. REMAINING FUNDS NEEDED MOVED TO 2002.

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2001</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>FEES AND COSTS</b>	INSPECTION – ACHA	1430	3	188,000		188,000	98,553	DELETE  DELETE
	AUTHORITY WIDE HYGIENIST SERVICES	1430		15,000	7,197	7,197	7,197	
	A/E SERVICES (DESIGN):							
	A/E PA-6-23 PROSPECT			32,596	0			
	A/E PA-6-4 BURNS	1430		35,000	0			
	PRE-DEVELOPMENT PLANNING COSTS AT PA-6-6 SHARPS TERRACE	1430		109,892	209,892	209,892	209,892	
	CONSULTANT FEES FOR OHIOVIEW ACRES HOPE VI APPLICATION AND RELATED ACTIVITIES			210,898	299,457	299,457	299,457	
<b><u>TOTAL</u></b>				<b><u>\$591,386</u></b>	<b><u>615,099</u></b>	<b><u>615,099</u></b>	<b><u>615,099</u></b>	
<b>OPERATIONS</b>		1406		<b><u>\$800,000</u></b>		<b><u>\$800,000</u></b>	<b><u>\$800,000</u></b>	
<b>ADMINISTRATION</b>		1410		<b><u>\$465,000</u></b>		<b><u>\$465,000</u></b>	<b><u>\$399,267</u></b>	

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

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

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

**Part III: Implementation Schedule**

PHA Name: **ALLEGHENY COUNTY  
HOUSING AUTHORITY**

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

**Federal FY of Grant: 2001**

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

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number  
Capital Fund Program Grant No:  
Replacement Housing Factor Grant No: PA28PR00650102

Federal FY of Grant:  
**2002**

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

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

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

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

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

**Part III: Implementation Schedule**

PHA Name: **ALLEGHENY  
 COUNTY HOUSING AUTHORITY**

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

**Federal FY of Grant: 2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
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	Original	Revised	Actual	Original	Revised	Actual	
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1499 DEVELOPMENT ACTIVITIES PA-6-79 GROVETON	9/04			9/06		3/04	COMPLETE
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**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2002</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,137,596		1,137,596	1,137,596
3	1408 Management Improvements	289,295	1,136,126	1,136,126	289,295
4	1410 Administration	583,837		583,837	583,837
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	127,850		127,850	127,850
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	315,687		315,687	315,687
10	1460 Dwelling Structures	916,809		916,809	910,874
11	1465.1 Dwelling Equipment—Nonexpendable	51,279		51,279	51,279
12	1470 Nondwelling Structures	229,252		229,252	229,252
13	1475 Nondwelling Equipment	13,352		13,352	13,352
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	52,809		52,809	52,809
18	1499 Development Activities	1,970,215	1,123,385	1,123,385	1,123,385
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$5,687,982</b>	<b>\$5,687,982</b>	<b>\$5,687,982</b>	<b>4,835,216</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>			
Develop-ment Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OPERATIONS ADMINISTRATION  MANAGEMENT IMPROVEMENTS	SUPPLEMENT OPERATING COSTS	<u>1406</u>		<u>\$1,137,767</u>		<u>\$1,137,767</u>	<u>\$1,137,767</u>	
	SALARY AND FRINGE BENEFITS	<u>1410</u>		<u>\$583,837</u>		<u>\$583,837</u>	<u>\$583,837</u>	
	SECURITY/CRIME PREVENTION:	1408	ACHA- WIDE					
	A. POLICE CONTRACTS			173,553	434,306	434,306		
	B. ACHA POLICE				194,482	194,482		
2. RESIDENT PROGRAMS	1408	ACHA- WIDE		107,337				
3. RESIDENT SERVICES TECHNICIANS	1408	2		8,405	218,043	218,043		
	<b>TOTAL</b>	<b><u>1408</u></b>		<b><u>\$289,295</u></b>	<b><u>\$1,136,126</u></b>	<b><u>\$1,136,126</u></b>	<b><u>\$289,295</u></b>	
FEES AND COSTS	INSPECTION – ACHA	1430		62,368		62,368	62,368	
	AUTHORITY WIDE HYGIENIST SERVICES	1430		1,225		1,225	1,225	
	A/E SERVICES (DESIGN):	1430		64.252		64.252	64.252	
	<b>TOTAL</b>	<b><u>1430</u></b>		<b><u>127,850</u></b>		<b><u>127,850</u></b>	<b><u>127,850</u></b>	
NON-DWELLING EQUIPMENT	COMPUTER HARDWARE	<u>1475</u>	ACHA WIDE	<u>\$13,352</u>		<u>\$13,352</u>	<u>\$13,352</u>	

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2002</u>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA-6-53 SPRINGDALE	PARKING LOT INSTALLATION AND MISC. SITE IMPROVEMENTS	1450		58,421		58,421	58,421	
SCATTERED SITES	MISC. SITE IMPROVEMENTS AT PA-6-45 PENN HILLS, PA-6-64 ALLEGHENY EST., PA-6-67 GROUSE RUN, PA-6-68 RIDGEWOOD, PA-6-69 LAUREL EST., & CONCRETE AT HAWKINS VILLAGE	1450		34,022		34,022	34,022	
	INTERIOR IMPROVEMENTS	1460		4,500		4,500	4,500	
PA-6-2 MCKEES ROCKS	SITE IMPROVEMENTS	1450		48,659		48,659	48,659	
	COMMUNITY BUILDING	1470		118,925		118,925	118,925	
PA-6-10 MAPLEVIEW	CONTRACT RETAINAGE PAYMENT	1460		34,698		34,698	34,698	
PA-6-26/37 PARK/SHELDON	COMMUNITY BUILDING ADDITION	1470	LUMP SUM	43,592		43,592	43,592	
	SITE IMPROVEMENTS	1450		3,125			3,125	
PA-6-79 GROVETON VILLAGE	FUNDING IS REQUESTED FOR BRIDGE LOAN FOR MIXED FINANCE DEVELOPMENT OF GROVETON VILLAGE WHICH WILL BE RE-PAID TO ACHA	1499	LUMP SUM	846,830	0	0	0	MOVED TO 2003
PA-6-6 SHARPS TERRACE	FUNDING FOR MIXED FINANCE DEVELOPMENT	1499	LUMP SUM	1,123,385		1,123,385	1,123,385	
	<b>TOTAL</b>	1499		<b><u>\$1,970,215</u></b>				
RELOCATION	ACHA WIDE RELOCATION COSTS	1495.1		<b><u>\$52,809</u></b>		<b><u>\$52,809</u></b>	<b><u>\$52,809</u></b>	

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

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

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650102 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2002</u>			
Develop-ment 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	
<b>PA-6-8/22</b>								
<b>Uansa</b>	ELECTRICAL RENOVATIONS: NEW LOAD CENTERS, WIRING, DEVICES, GFI, AND FIXTURES	1460	12 UNITS	66,750				
<b>Village</b>	ADDITIONAL ASBESTOS ABATEMENT	1460	12 UNITS	27,761				
	MISC. ADDITIONAL SITE IMPROVEMENTS	1450		171,460				
	NEW RANGES AND REFRIGERATORS	1465.1	26UNITS	51,280				
	CONSTRUCT COMMUNITY BLDG	1470	1BLDG	66,735				
					<b><u>1450:</u></b> 171,460	<b><u>1450:</u></b> 171,460	<b><u>1450:</u></b> 171,460	
					<b><u>1460:</u></b> 877,611	<b><u>1460:</u></b> 877,611	<b><u>1460:</u></b> 871,676	
					<b><u>1465:</u></b> 51,279	<b><u>1465:</u></b> 51,279	<b><u>1465:</u></b> 51,279	
					<b><u>1470:</u></b> 66,735	<b><u>1470:</u></b> 66,735	<b><u>1470:</u></b> 66,735	
	<b><u>TOTAL</u></b>				<b><u>\$1,167,085</u></b>	<b><u>\$1,167,085</u></b>	<b><u>\$1,161,150</u></b>	
								DELETE

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

PHA Name: **ALLEGHENY COUNTY**  
**HOUSING AUTHORITY**

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

Federal FY of Grant: **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406 OPERATIONS	9/04			9/06			COMPLETE
1408 MANAGE IMP.	9/04			9/06			
1410 ADMINISTRATION	9/04			9/06			COMPLETE
1430 FEES/COSTS	9/04			9/06			COMPLETE
1440 SITE AQUISITION	9/04			9/06			DELETE
1450 SITE IMPROVMENTS - SCATERED SITES	9/04			9/06			COMPLETE
1460 DWELLING – UANSA VILLAGE	9/04			9/06			WORK COMPLETE – BALANCE OF BUDGET AND ADDITIONAL FUNDS IN 2003 NEEDED FOR CLOSEOUT
1460 DWELLING – ACHA WIDE VACANCY	9/04			9/06			DELETE
1465 DWELLING EQUIP	9/04			9/06			COMPLETE
1470 NON-DWELL SHELDON PARK	9/04			9/06			COMPLETE
1470 NON-DWELL UANSA	9/04			9/06			COMPLETE
1495 RELOCATION	9/04			9/06			COMPLETE
1499 DEV. ACT. GROVETON	9/04			9/06			MOVED TO 2003 CONTRACT WORK MOVED TO 2003
1499 SHARPS		9/04		9/06			COMPLETE
MAPLEVIEW		9/04		9/6			COMPLETE – ADDITIONAL FUNDS NEEDED MOVED TO 2003

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

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

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

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

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

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

**Part III: Implementation Schedule**

PHA Name: **ALLEGHENY COUNTY  
HOUSING AUTHORITY**

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

**Federal FY of Grant: 2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1499 DEVELOPMENT ACTIVITIES PA-6-79 GROVETON	9/04			9/06		3/04	COMPLETE

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number  
 Capital Fund Program Grant No:  
 Replacement Housing Factor Grant No: PA28PR00650103

Federal FY of Grant:  
2003

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,558,308		1,558,308	1,476,494
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	<b>\$1,558,308</b>		<b>\$1,558,308</b>	<b>\$1,476,494</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103			Federal FY of Grant: <u>2003</u>			
Develop-ment 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	
<b>PA-6-21/25 HOMESTEAD PA-6-6 SHARPS TERRACE PA-6-34 FELIX NEGELY</b>	MIXED FINANCE TRANSACTION IN ALLEGHENY COUNTY FOR REPLACEMENT HOUSING	1499		1,035,798		1,035,798	1,035,798	
				440,696		440,696	440,696	
				81,814		81,814		
				<b>\$1,558,308</b>		<b>\$1,558,308</b>	<b>\$1,476,494</b>	



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

**Part III: Implementation Schedule**

PHA Name: **ALLEGHENY  
 COUNTY HOUSING AUTHORITY**

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

**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
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	Original	Revised	Actual	Original	Revised	Actual	
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1499 DEVELOPMENT ACTIVITIES	9/05			9/07			
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**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 3 ) 7/16/04  
 X Performance and Evaluation Report for Period Ending: 3/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	865,237		865,237	865,237
3	1408 Management Improvements	324,739		324,739	33,751
4	1410 Administration	575,000		575,000	367,609
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	585,413		585,413	227,203
8	1440 Site Acquisition				
9	1450 Site Improvement	189,899			
10	1460 Dwelling Structures	94,400		94,400	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	90,093	25,000	25,000	0
13	1475 Nondwelling Equipment	5,000		5,000	
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	10,000		10,000	1,250
18	1499 Development Activities	1,586,407	1,651,500	1,651,500	1586,407
19	1501 Collateralization or Debt Service				0
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	<b>\$4,326,188</b>	<b>\$4,326,188</b>	<b>\$4,136,289</b>	<b>\$3,081,457</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2003</u>			
Develop-ment 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	
<b>OPERATIONS</b>	SUPPLEMENT OPERATING COSTS	1406		<b>\$865,237</b>		<b>\$865,237</b>	<b>\$865,237</b>	
<b>ADMINISTRATION</b>	SALARY AND FRINGE BENEFITS	1410		<b>\$575,000</b>		<b>\$367,609</b>	<b>\$367,609</b>	
<b>MANAGEMENT IMPROVEMENTS</b>	1. SECURITY/CRIME PREVENTION: POLICE CONTRACTS	1408	ACHA- WIDE	150,000				
	2. RESIDENT PROGRAMS	1408	ACHA- WIDE	40,000			30,500	
	3. MBE/WBE/SECTION 3 PROGRAMS STAFF	1408	2	4,806			3,251	
	4. COMPUTER SYSTEMS SOFTWARE/TELECOMMUNICATIONS	1408	ACHA- WIDE	12,000				
	5. RESIDENT SERVICE TECHNICIANS	1408	2	117,933				
	<b><u>TOTAL</u></b>	<b><u>1408</u></b>		<b><u>\$324,739</u></b>			<b><u>\$33,751</u></b>	
<b>FEES AND COSTS</b>	INSPECTION – ACHA	1430	3	300,000		300,000	85,019	
	AUTHORITY WIDE HYGIENIST SERVICES	1430		10,000		10,000		
	A/E SERVICES (DESIGN):	1430		245,413		245,413	142,184	
	CONSULTANT FOR ELEVATORS	1430		30,000		30,000		
	TOTAL	<b><u>1430</u></b>		<b><u>585,413</u></b>		<b><u>585,413</u></b>	<b><u>\$227,203</u></b>	
<b>ACHA WIDE</b>	VARIOUS SITE IMPROVEMENTS INCLUDING CONCRETE REPLACEMENTS AND REQUIREMENTS FOR SECTION 504 COMPLIANCE (RAMPS, RAILINGS, ETC.)	<b><u>1450</u></b>		<b>\$189,899</b>				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Develop-ment 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	
<b>NON-DWELLING EQUIPMENT</b>	COMPUTER HARDWARE	1475	ACHA WIDE	\$5,000		\$5,000		
<b>RELOCATION</b>	ACHA WIDE RELOCATION COSTS	1495.1		\$10,000		\$10,000	\$1,250	
<b>PA-6-6/80 SHARPS TERRACE</b>	DEVELOPMENT ACTIVITIES – MIXED FINANCE DEVELOPMENT	1499		\$391,883		\$391,883	\$391,883	
<b>PA-6-34 NEGLEY APTS.</b>	REVITALIZATION OF NEGLEY VIA MIXED FINACE DEVELOPMENT	1499		\$131,000			\$82,488	
<b>PA-6-18/78 GROVETON GROVETON</b>	FUNDING FOR BRIDGE LOAN FOR MIXED FINANCE COMMUNITY BUILDING CONSTRUCTION CONTRACT CLOSE-OUT	1499 1470 1499		\$846,830 65,093 0	 0 \$65,093	\$846,830  \$65,093	\$830,294  \$65,093	 FUNDING TO BE REQUESTED IN 2004 Added
<b>PA-6-21/25</b>								
<b>HOMESTEAD</b>	CHANGES TO CONTRACT REQUIRES ADDITIONAL FUNDS	1499		\$216,694		\$216,694	\$216,694	

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650103 Replacement Housing Factor Grant No:			Federal FY of Grant: <u>2003</u>			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PA-6-6</b>								
<b>BURNS</b>	CONSTRUCTION OF COMMUNITY BUILDING	1470		\$25,000		\$25,000		BALANCE OF FUNDING TO BE REQUESTED IN 2004
<b>PA-6-8</b> <b>UANSA VILLAGE</b>	FUNDS REQUIRED TO COMPLETE CONTRACT WORK	1460		\$80,000		\$80,000		
<b>PA-6-10</b> <b>MAPLEVIEW</b>	RELEASE OF RETAINAGE PAYMENT	1460		\$14,400		\$14,400		

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

PHA Name: <b>ALLEGHENY COUNTY HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program No: <b>PA28P00650103</b> Replacement Housing Factor No:					Federal FY of Grant: <b>2003</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
1406 OPERATIONS	9/05			9/07				
1408 MANAGE IMP.	9/05			9/07				
1410 ADMINISTRATION	9/05			9/07				
1430 FEES/COSTS	9/05			9/07				
1450 SITE IMP. 504	9/05			9/07				
1460 DWELLING - 504								
1460 UANSA								
1460 MAPLEVIEW								
1470 BURNS								
1475 NON-DWELLING EQUIP	9/05			9/07				
1495 RELOCATION	9/05			9/07				
1499 DEV. ACT. NEGLEY APTS.	9/05			9/07				
1499 DEV. ACT. SHARPS	9/05			9/07				
1499 DEV. ACT GROVETON	9/05			9/07				
1499 DEV. ACT HOMESTEAD	9/05			9/07				

**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY

Grant Type and Number  
Capital Fund Program Grant No:  
Replacement Housing Factor Grant No: PA28PR00650103

Federal FY of Grant:  
**2003**

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 3/31/04  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,558,308		1,558,308	1,476,494
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant replacement Housing Factor	<b>\$1,558,308</b>		<b>\$1,558,308</b>	<b>\$1,476,494</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28PR00650103			Federal FY of Grant: <u>2003</u>			
Develop-ment 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	
<b>PA-6-21/25 HOMESTEAD</b>  <b>PA-6-6 SHARPS TERRACE</b>  <b>PA-6-34 FELIX NEGELY</b>	MIXED FINANCE TRANSACTION IN ALLEGHENY COUNTY FOR REPLACEMENT HOUSING	1499		1,035,798		1,035,798	1,035,798	
				440,696		440,696	440,696	
				81,814		81,814		
				<b>\$1,558,308</b>		<b>\$1,558,308</b>	<b>\$1,476,494</b>	



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

**Part III: Implementation Schedule**

PHA Name: **ALLEGHENY  
 COUNTY HOUSING AUTHORITY**

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

**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
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	Original	Revised	Actual	Original	Revised	Actual	
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1499 DEVELOPMENT ACTIVITIES	9/05			9/07			
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**Annual Statement/Performance and Evaluation Report**

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: PA28P00650203 Replacement Housing Factor Grant No:	Federal FY of Grant: <u>2003</u>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: 2)  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,000	234,551	234,551	200,000
3	1408 Management Improvements	20,000	234,551		
4	1410 Administration	151,706		151,706	35,188
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	0			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	741,052	491,950		
13	1475 Nondwelling Equipment	10,000			
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)	<b>\$1,172,758</b>	<b>\$1,172,758</b>	<b>\$386,257</b>	<b>\$235,188</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: PA28P00650203 Replacement Housing Factor Grant No:				Federal FY of Grant: <u>2003</u>		
Develop-ment 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	
<b>OPERATIONS</b>	SUPPLEMENT OPERATING COSTS			<u>\$200,000</u>	<u>\$234,551</u>			
<b>ADMINISTRATION</b>	SALARY AND FRINGE BENFITS	1410		<u>\$151,706</u>				
<b>MANAGEMENT IMPROVEMENTS</b>	1. RESIDENT PROGRAMS	1408	ACHA-WIDE	10,000	117,276			
	2. COMPUTER SYSTEMS SOFTWARE/TELECOMMUNICATIONS	1408	ACHA-WIDE	10,000	47,000			
	3. SECURITY/CRIME PREVENION: ACHA POLICE	1408	ACHA-WIDE		70,275			
	<b>TOTAL</b>	<b>1408</b>		<b><u>\$20,000</u></b>	<b><u>\$234,551</u></b>			
<b>FEES AND COSTS</b>	AUTHORITY WIDE HYGIENIST SERVICES	1430		20,000				
	A/E SERVICES (DESIGN):	1430		30,000				
	<b>TOTAL</b>	<b>1430</b>		<b><u>\$50,000</u></b>				
<b>PA-6-6/4 BURNS HEIGHTS PA-6-23 PROSPECT</b>	CONSTRUCT COMMUNITY BUILDING	1470		\$700,000	491,950			FUNDING WILL BE REQUESTED IN 2005
CONSTRUCT COMMUNITY BUILDING CONSTRUCTION	1470		\$41,052	0				
<b>TOTAL</b>	1470		<b><u>\$741,052</u></b>	<b><u>\$491,950</u></b>				
<b>NON-DWELLING EQUIPMENT</b>	COMPUTER HARDWARE	1475	ACHA WIDE	<u>\$10,000</u>				

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

<b>PHA Name: ALLEGHENY COUNTY HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program No: <b>PA28P00650203</b> Replacement Housing Factor No:	<b>Federal FY of Grant: <u>2003</u></b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1408 OPERATIONS	2/12/06			2/12/08			
1408 MANAGE IMP.	2/12/06			2/12/08			
1410 ADMINISTRATION	2/12/06			2/12/08			
1430 FEES/COSTS	2/12/06			2/12/08			
1470 NON-DWELLING STRUCTURES	2/12/06			2/12/08			
1475 NON-DWELLING EQUIP	2/12/06			2/12/08			

Projected Program Income Budget May 2004 thru December 2005

REVENUE			OVERALL TOTAL
Sharps Bridge Loan	May-04	\$2,469,604.00	\$2,469,604.00
Homestead Bridge Loan	Oct-04	\$2,131,495.00	\$4,601,099.00
Homestead Bridge Loan	Dec-04	\$2,131,495.00	\$6,732,594.00
Homestead III Bridge Loan	Aug-05	\$ 1,842,227.00	\$8,574,821.00
Homestead III Bridge Loan	Nov-05	\$ 2,763,341.00	\$11,338,162.00
<b>EXPENSES</b>			
Meyers Ridge		(\$123,690.00)	
Meyers Ridge		(\$30,000.00)	
Meyers Ridge Total:		(\$153,690.00)	\$11,184,472.00
<b>Homestead Payout</b>			
Homestead Payout		(\$381,864.00)	
Homestead Payout	Jun-04	(\$573,286.00)	
Homestead Payout	Jul-04	(\$274,635.00)	
Homestead Payout	Aug-04	(\$242,478.00)	
Homestead Payout	Sep-04	(\$591,613.00)	
Homestead Payout	Nov-04	(\$274,403.00)	
Homestead Payout		(\$406,611.00)	
Homestead Payout	Jan-05	(\$456,611.00)	
Homestead Payout	Feb-05	(\$352,110.00)	
Homestead Payout	Mar-05	(\$402,110.00)	
Homestead Payout	Apr-05	(\$243,108.00)	
Homestead Payout	May-05	(\$635,525.00)	
Homestead Total:		(\$4,834,354.00)	\$6,350,118.00
<b>Negley Apartments</b>			
Negley Apartments		(\$169,661.00)	
Negley Apartments		(\$555,821.00)	
Negley Apartments	Financing Fees	(\$100,000.00)	
Negley Total:		(\$825,482.00)	\$5,524,636.00
<b>Mixed Finance Transactions</b>			
Mixed Finance Transactions	Jun-05	\$ (225,000.00)	
Mixed Finance Transactions	Jul-05	\$ (300,000.00)	
Mixed Finance Transactions	Sep-05	\$ (500,000.00)	
Mixed Finance Transactions	Oct-05	\$ (450,000.00)	
Mixed Finance Transactions	Nov-05	\$ (600,000.00)	
Mixed Finance Transactions	Dec-05	\$ (750,000.00)	
Mixed Finance Total		\$ (2,825,000.00)	\$2,699,636.00

## **Attachment M**

### **Definition of Substantial Deviations or Significant Amendments or Modifications**

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

## **Attachment N**

### **Pet Policy**

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

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

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

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

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

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

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

8. In order to be registered, pets must be appropriately inoculated against rabies, distemper and other conditions prescribed by state and/or local ordinances. They must comply with all other state and local public health, animal control, and anti-cruelty laws including any licensing requirements. A certification signed by a licensed veterinarian or state or local official shall be annually filed with the Allegheny County Housing Authority to attest to the inoculations.
9. The Allegheny County Housing Authority, or an appropriate community authority, shall require the removal of any pet from a development if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the development or other persons in the community where the development is located.

**Required Attachment   O  : Membership of the Resident Advisory Board or Boards**

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

Lynn Bonner  
Robert Bonner  
Frances Carter  
Marlene Vennie  
Dawn Price  
Georgeann Stemler  
Ruby Walker  
Mika Duncan  
Toni Schuler  
Delbert Mackson

**Required Attachment P\_\_ : Resident Member on the PHA Governing Board**

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

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

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

- Elected
- Appointed

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

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

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

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

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

## Attachment Q

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

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

<b>Goal One: The Allegheny County Housing Authority shall obtain high performer status in both PHAS and SEMAP by 2003 and maintain this status for the next three years.</b>	
<b>Objective</b>	<b>Progress</b>
Demonstrate to the Federal Court of the Western District of Pennsylvania that the Allegheny County Housing Authority is providing an adequate choice of affordable housing and desegregative opportunities to our applicants.	We are currently in the process of seeking termination of the Decree from the Court with HUD's strong support. We are awaiting a decision from the Judge.
Achieve and maintain a 98% public housing occupancy rate and a 99% lease-up rate in Section 8 by October 1, 2005.	Accomplished
Maintain an "A" status in PHAS for work order responses for all five years.	Accomplished
Attract more landlords willing to participate in the Section 8 program with an emphasis on landlords in non-impacted municipalities.	Accomplished
Treat our residents and Section 8 participants with respect and recognize that they are our customers and partners.	Improving

<b>Goal Two: Create or generate 500 new affordable housing opportunities by October 1, 2005.</b>	
<b>Objective</b>	<b>Progress</b>
Apply for all new Section 8 voucher opportunities that are appropriate.	Accomplished
Seek at least one additional HOPE VI Grant by October 1, 2005.	Accomplished
Develop or co-develop at least one mixed finance affordable housing development outside HOPE VI by October 1, 2005.	Accomplished

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

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

<b>Goal Five: Define and enhance the image of the Allegheny County Housing Authority.</b>	
<b>Objective</b>	<b>Progress</b>
Develop and implement a positive public relations campaign.	In progress
Have an Allegheny County Housing Authority spokesperson address at least ten community groups per year.	Accomplished
Generate at least six positive media stories per year.	Accomplished
Enhance the amount of outreach to Section 8 landlords and potential landlords.	Accomplished

<b>Goal Six: Maintain excellent key Allegheny County Housing Authority personnel for the next five years.</b>
---

<b>Objective</b>	<b>Progress</b>
Re-examine personnel policies to insure that appropriate incentives are present for excellent performance.	Re-did employee evaluation criteria
Attempt to negotiate a union contract that allows for performance payments.	Tried, but failed
Insure that appropriate training is available to employees where applicable.	Accomplished within budgetary constraints
Maintain a positive workplace with high employee morale.	Accomplished within budgetary constraints

## **Attachment R – Section 8 Homeownership Capacity Statement**

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

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

## Attachment S

### Voluntary Conversions

a. How many of the PHA's developments are subject to the Required Initial Assessments? **22**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **19**

c. How many Assessments were conducted for the PHA's covered developments? **22**

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

<b>Development Name</b>	<b>Number of Units</b>
<b>None</b>	

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

**ALLEGHENY COUNTY HOUSING AUTHORITY**

**AGENCY PLAN**

**PUBLIC HEARING MEETING**

**MINUTES: JUNE 28, 2004 10:00 AM**

Attendees: Frank Aggazio, ACHA  
Beverly Moore, ACHA  
Nancy Wesoff, ACHA  
Luther Dupree, ACHA  
Charles Brown, ACHA  
Philip Manion, ACHA  
John Joyce, ACHA  
John McGraw, ACHA  
Marsha Charlie, ACHA  
James Bulls, ACHA  
Nannette Livadas, ACHA  
Jim Carnahan, Jefferson Manor

Introduction: Frank Aggazio, Executive Director, called for the Public Hearing to begin and asked if there were any public comments.

Comments and Responses:

Goal # 1 Lack of Communication – Jim Carnahan

- Mr. Carnahan had concerns regarding lack of communication between the Maintenance Dept. and the Intake Dept. relating to the vacant units at the Jefferson Manor community.
- An incident occurred where a tenant was evicted and her grandson was still entering the vacant unit and caused some damage to that unit.
- Property Managers should be aware of assigned units.

Response: Jim Bulls, Intake Dept., responded that the Intake Dept notifies the Property Managers of the assigned units.

Goal One # 2 Reduce unit turn around time to 25 days by October 1, 2006 and sustain it.

- Mr. Carnahan stated it takes too long for getting apartments ready, unit turn around time needs improved. Units should not be empty for six months or more.
- Why is the unit turn around target date is 25 days?

Response: Frank Aggazio, Executive Director, responded that the industry standard is 30 days and the ACHA is trying to improve that by reducing the turn around time to 25 days.

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 Agency Plan Public Hearing Minutes

Goal One # 3 Enhance the Allegheny County Housing Authority's Quality Control Program.

- Mr. Carnahan asked for an explanation of the Quality Control Program.

Response: Frank Aggazio, Executive Director, explained the Quality Control Program and the process involved regarding this program and how it better serves the employees and residents of the Allegheny County Housing Authority.

- Mr. Carnahan stated that Property Managers do a good job at Jefferson Manor, however, residents would like to have a Property Manager five days a week.

Goal One # 4 Maintain an "A" status in PHAS for work order responses for all five years.

- Mr. Carnahan stated that residents need to be notified to use the emergency number for work orders.
- By using the emergency number residents eliminate problems for the Maintenance Department.
- Mr. Carnahan commended the maintenance department for their good work.

Goal One # 6 Treat our residents in Section 8 with respect and recognize that they are our customers and partners.

- Mr. Carnahan complained that when residents call the Allegheny County Housing Authority they do not get a return call back. He hopes that the employees of the Authority don't regard the phone calls as unimportant.
- Maintenance Dept. are very respectful to the residents at Jefferson Manor.

Goal Two Create or generate 1000 new or enhanced affordable housing opportunities by October 1, 2009.

- Mr. Carnahan asked for an explanation of this plan.

Response: Frank Aggazio, Executive Director, explained that this plan involves applying for vouchers when they become available, apply for HOPE VI and Bond Issue funding sources.

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Goal Two # 4 Issue bonds and begin the rehabilitation of Allegheny County Housing Authority elderly high-rises.

- Mr. Carnahan explained that several years ago a meeting was held to discuss Jefferson Manor receiving new carpet, ranges, enlarging the community room and adding additional parking to the site. He is wondering when the residents could expect to have these improvements.

Response: Frank Aggazio, Executive Director, explained that the Housing Authority was trying to get a Bond Issue for ten elderly high- rise communities, however, buildings that ranked higher than Jefferson Manor would be worked on first.

Goal Four # 8 Enhance the Capacity of Resident Councils and the leadership and fundraising skills of its leaders.

- Mr. Carnahan asked for an explanation of how the resident councils will be enhanced.

Response: Philip Manion, Resident Services Dept. explained to accomplish this they will be provided training and leadership skills.

Goal # 6 Maintain excellent key Allegheny County Housing Authority personnel

- Mr. Carnahan asked for an explanation on this item.

Response: John Joyce, Deputy Director, explained that the Authority has contracted with the State Civil Service for a merit hiring and retention system. This gives employees of the Authority a sense of employment security. The Allegheny County Housing Authority needs good employees in order to provide good services to our resident.

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- Mr. Carnahan asked what is meant by the Union contract that allows for performance payments.

Response: Frank Aggazio, Executive Director, explained that these contracts are structured toward paying for job performances and that the union is opposed to this and won't agree to it.

Beverly Moore, Assistant Executive Director, thanked Mr. Carnahan for his positive comments and compliments of the Property managers and Maintenance staff.

Frank Aggazio, Executive Director, adjourned the Public Hearing Meeting at 10:26 AM.

## **Attachment U**

### **Project-based Voucher Program**

The Allegheny County Housing Authority intends to project-base up to 100 Section 8 Housing Choice Vouchers (less than 20% of its housing choice voucher inventory). The properties will be located somewhere within the jurisdiction of the Allegheny County Housing Authority. If any of the locations about to be selected by the Allegheny County Housing Authority are found to be in a census tract with poverty rates of more than 20 percent, the Housing Authority will seek an exception from HUD.

This action is consistent with the Agency Plan in the following ways:

- It is consistent with the Mission Statement of the Allegheny County Housing Authority.
- It expands the supply of assisted housing
- It increases assisted housing choices
- It conducts outreach efforts to potential voucher landlord participants
- It helps ensure Equal Opportunity in Housing for all Americans
- Project-basing will help the Allegheny County Housing Authority meet the statutory goals of deconcentrating poverty and expanding housing and economic opportunities.

The Allegheny County Housing Authority is utilizing project-based vouchers for a portion of its housing choice vouchers because of the same reasons that the decision is consistent with the Agency Plan, it expands the supply, increase choice, assists with fair housing goals, and will assist in deconcentrating Section 8 participants.