

Housing Authority of the City of Pittsburgh

Moving to Work Demonstration Year 9 (FY 2009) Annual Plan

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**A. Fulton Meachem, Jr., Executive Director
200 Ross Street, 9th Floor
Pittsburgh, PA 15219**



1.0 OVERVIEW: THE HOUSING AUTHORITY CITY OF PITTSBURGH MOVING TO WORK DEMONSTRATION 2009

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Introduction – Since 2001, the Housing Authority City of Pittsburgh (HACP) has participated in the Moving to Work (MtW) demonstration program. MtW provides selected high-performing public housing authorities with additional regulatory flexibility to encourage creative approaches to providing housing with greater cost effectiveness, creating incentives to promote self-sufficiency, and increasing housing choices for low income families. The HACP’s original 5-year MtW agreement was scheduled to expire on December 31, 2005. Subsequent extensions of the Moving to Work agreement now extend the MtW Program at HACP through December 31, 2009. The HACP and the U. S. Department of Housing and Urban Development are nearing completion of a new agreement for an additional ten (10) years.

The HACP has greatly benefited from the regulatory flexibility of the MtW program. Since beginning the MtW program in 2001, the HACP has completed the largest organizational change in its history (decentralization – transition to site-based management); used MtW funding flexibility to initiate redevelopment at HACP’s most distressed communities; created a low income public housing (LIPH) family self-sufficiency (FSS) program that mirrors the Section 8 FSS program and enhanced the services provided; established an innovative rent policy which provides incentives for families with children to pursue economic self-sufficiency; established innovative youth programming that is reducing violence and improving youth outcomes, and expanded homeownership opportunities available to low income households by creating a combined Section 8 and LIPH homeownership program. The HACP has also increased the numbers of families it serves when compared to the first year of the demonstration while improving its housing stock.

In FY 2009, the HACP will continue and expand these efforts within the continued flexibility of the MtW program. Several new policy initiatives, such as the new minimum rent policy initiated in 2008, will continue to increase the incentives to families to become self-sufficient, will improve the efficiency of HACP operations, and will contribute to the creation of more positive environments in HACP communities. With the prospect of ten additional years to participate in the demonstration, HACP will in 2009 explore and develop new or revised initiatives to be implemented in future years. This is likely to include a ten year strategy to complete the revitalization of HACP’s housing stock through a variety of funding, development, and management approaches. Further rent policy, self-sufficiency, employment and homeownership initiatives are also likely, as are new approaches to asset management and site-

based management. While some of these new initiatives are already identified and are described in the following pages, 2009 will involve substantial planning and resident involvement activities to fully develop the long range plan and a variety of innovative initiatives. These new plans will be presented in the 2010 Annual Plan and Long Term Plan, following the format prescribed in the new agreement.

The HACP activities identified above and described below and in the following chapters and attachments are designed to achieve the statutory goals of the Moving To Work Program and to benefit residents. Furthermore, most activities build upon one another to help achieve multiple goals of Moving To Work. This section summarizes significant activities of the HACP and discusses the connection between the activities, the statutory goals of the Moving To Work Demonstration Program, and the benefit received by residents.

HACP Strategic Plan

During 2007, HACP developed a new strategic plan, identifying specific agency goals and objectives. This strategic plan focused on shorter term goals based on HACP and resident needs, and was updated late in 2008. In 2009, HACP will review and revise the strategic plan, and will fully develop the long term components of the strategic plan. Many of the initiatives described below play a role in pursuing the goals of the strategic plan, and the goals of the strategic plan are designed to achieve Moving To Work goals and objectives. No one action will achieve the strategic plan and Moving To Work goals of the HACP, and the initiatives described below are designed to help achieve those goals and continue the transformation of the HACP so that it is well positioned to continue providing and promoting quality affordable housing for many years.

Operational Improvements – Site-Based Management

The HACP began planning to implement site-based management in 2003, more than 2 years before HUD mandated the conversion to site-based management for all housing authorities. Beginning in 2001, the HACP used the flexibility and creativity encouraged by the MtW program to consider alternative organizational structures best suited to address the challenges of providing high quality low income housing. Initially, the HACP considered and began planning for the eventual full privatization of all viable HACP communities. Upon further consideration, the HACP in late 2002, decided to adopt a decentralized organizational structure (i.e. site-based management) similar to that of private property management companies and to retain ownership and control of existing HACP properties but under a new organizational structure.

The organizational changes for site-based management were fully implemented at the HACP in 2005. At this time (September 2008), indications are that site-based management is a success at the HACP. For example, rents uncollected rates continue to decline and the amount of on-hand and excess inventory is substantially reduced. In 2009, the HACP plans additional improvements to the site-based

management system and will continue to closely monitor site-based management performance. It is anticipated that through 2009 indicators of community performance will continue to improve as a direct result of the site-based management organizational structure. In addition, development of a formally written and further developed asset and site based management, budgeting and accounting system that could be adopted by other agencies will be pursued in 2009, building on the our experience in actual implementation.

In 2007, HACP disbanded its separate police department; with the City of Pittsburgh's Police department hiring qualified and interested HACP police officers. HACP also entered into an agreement with the City Police for enhanced levels of service at HACP properties, replaced in-house security guard operations with contracted professional security, and agreed in principle to substantially enhanced communication and data sharing between HACP public housing and Section 8 Housing Choice Voucher management, the City of Pittsburgh police department, and the City of Pittsburgh Bureau of Building Inspection. In 2008 HACP worked with these entities to pursue enhanced cooperation and collaboration, including automated data sharing to the greatest extent possible given technology and privacy law constraints that exist. This enhanced cooperation has resulted in improved lease, code, and program compliance enforcement and improved police response leading to reduced crime and more positive neighborhood environments. In 2009 these cooperative and collaborative arrangements will be enhanced and extended to the greatest extent possible, resulting in additional compliance enforcement and crime reductions.

Improved operations benefit residents by reducing response time and providing environments that are well maintained and safe. It also helps to create a positive environment. Improved operations are more efficient and cost effective.

Operational Improvements - Site-Based Waiting Lists

In July 2006, the HACP implemented site-based waiting lists. Site-based waiting lists allow applicants for HACP housing to select up to three specific communities in which they would prefer to live, or have the option of selecting the first available community. This streamlines the admissions process and reduces the time from application to leasing for applicants. In 2007, the HACP began using the site-based waiting lists as a tool to help manage vacancies in HACP communities, improve vacant unit turnaround times and reduce waiting times for HACP housing applicants. In 2008 HACP adjusted internal procedures to improve the operation of the site-based waiting list and to increase its impact on vacancies, unit turnaround time, and wait times. Also in 2008, HACP implemented a local preference for working families (including elderly and disabled families) to provide further incentives to families to work towards self-sufficiency while increasing the stability of HACP communities. These improvements reduce cost and increase efficiency, while providing better service to residents. The option to select specific communities provides better service to applicants and expands housing choices for low-income families.

Operational Improvements – Public Housing Policy Changes

During 2007 and 2008, HACP revised its Admissions and Continuing Occupancy Policy (ACOP) and tenant lease to improve operational efficiencies, management effectiveness, community safety, and financial viability of the properties. The lease and ACOP changes also promote resident self-sufficiency. These changes include several designed to reduce criminal activity and enhance community safety, including reducing the notice period for evictions resulting from violent or drug related criminal activity to the minimum allowed by Pennsylvania law. HACP also instituted a policy requiring any non-elderly non-disabled adult who is not working and is not paying at least \$150.00 per month in rent to actively participate in self-sufficiency programming or face possible eviction. Self-sufficiency programming could include active participation in programs under TANF for those eligible, other approved self-sufficiency programs, or the HACP's REAL Family Self-Sufficiency Program. Preliminary results indicate a significant increase in FSS program participation. See Chapter 3 for additional details.

In 2009, through MtW the HACP will streamline program administration through process simplification by moving to conducting recertifications at least once every 24 months, rather than annually. Forms will be revised to accommodate the transition. These changes will increase the efficiency of HACP management, improve rent collections contributing to added cost effectiveness, provide incentives for families to become self-sufficient, and benefit residents through reduced crime and improved safety.

Operational Improvements and Policy Changes – Rental Voucher Housing Assistance Program

During 2008, HACP continued the process of evaluating and assessing the operations and policies of the Section 8 Department's administration of the Housing Choice Voucher rental assistance program. Numerous areas of significant improvement were identified, and the process of modifying the organization of the department and revising the policies and procedures was continued. This process included changing the job responsibilities of some positions, revising the work flow, improving the use of technology to improve efficiency and effectiveness, and reviewing policies for changes that could improve the program. This includes re-writing the Administrative Plan with revised policies and procedures. Detailed separately below (see Chapter 8) and to be described fully in the 2008 Annual Report, changes to the administrative plan and to the operations of the Section 8 Department began to improve effectiveness and cost efficiency of the department, improve compliance with applicable regulations and internal policies, enhance and improve service and responsiveness to recipients and participating landlords, and maximize effective use of limited resources. This includes the addition of a Quality Control component to each administrative department to assist with monitoring compliance. In 2009, HACP will pursue additional operational improvements in the HCV Program, including implementation of a revised Model Lease for HCV landlords to ensure consistency for program administration, and revision to the HCV Administrative Plan to incorporate the improved management and administrative efforts. In 2009 HACP will also explore innovative ways to enhance this program to improve efficiency, promote self-sufficiency, and expand housing choices for low income families. Such innovations may include but are not limited to deregulation and modification of form HUD-9886 for consistency with HACP policy and to streamline

operations, added self-sufficiency requirements for families with no income, and pursuit of agreements with other housing agencies to apply Moving To Work policy to those families porting in or out of the HACP when HACP is billed by the receiving agency or when HACP is the receiving agency.

Neighborhood Stabilization – Community Redevelopment and Construction of New Housing Units

During FY 2009, the HACP will continue to pursue community redevelopment strategies. In 2009, the redevelopment of Garfield Heights will continue to move forward, with planned completion of Phase I by the end of the year. HACP will also complete the construction of Bedford Phase III Rental and, depending on sales, possibly the third and final group of Bedford HOPE VI Homeownership units, and will close out the Bedford HOPE VI grant. HACP will continue to evaluate and pursue any and all options to leverage funding for the completion of re-development projects, including possible project basing of up to 500 housing choice vouchers or capitalization of voucher funding streams. HACP does not propose to exceed the current regulatory limit on the percentage of vouchers that can be project based, nor does it propose modification of criteria for use of funds for physical improvements. These redevelopment projects will help to further reposition the HACP's assets for success and substantially increase the availability of UFAS compliant accessible units. See Chapter 6 for a detailed discussion of HACP's planned capital development program for 2009.

The benefits of redevelopment activities cannot be overstated. First, newer properties are easier and less costly to manage and operate, reducing the costs and increasing the efficiency of the HACP in providing assisted housing. These private-public partnerships also promote efficient operations and leverage other public and private resources, further reducing public costs. Secondly, the opportunity to complete screening of new development residents, to use income tiering or alternate eligibility or priority criteria, and to provide enhanced social services and require participation before moving in to new units are all mechanisms to provide incentives to families to become more self-sufficient. These strategies also promote efficient and effective community management. Thirdly, by replacing obsolete and undesirable housing stock with housing built to modern standards, and by using public housing funds to leverage other funds for the construction of non-public housing affordable units, low-income families are provided with improved services and increased housing choices.

Housing Preservation – Partial and Comprehensive Modernization

HACP modernization activities in 2009 will focus on the creation of additional Section 504/UFAS compliant accessible units in the HACP inventory. In FY 2009, the HACP plans to complete construction of 65 additional units of section 504/UFAS compliant accessible housing in several HACP communities in order to have a cumulative total of at least 245 by December 31, 2009. Additional HACP communities will receive Section 504/UFAS related modifications or planning for future accessible units. Other

building improvements are also planned. See Chapter 7 for a detailed discussion a HACP's modernization program in 2009. In addition, HACP expects work to begin pursuant to an Energy Performance Contract (ESCO) executed in 2008 to generate funding for improvements to HACP's energy efficiency. A total of approximately \$37,046,750 is budgeted for modernization, including UFAS and ESCO work, in HACP communities in 2009.

Modernizing existing communities contributes to the more efficient and effective operation of the HACP by reducing direct operating costs such as utilities, and repair costs for both labor and materials. Modernized housing provides an improved quality of assistance to residents, and effectively increases housing choice for some families. Section 3 components of these projects contribute to efforts to provide incentives to families to become self-sufficient. Completion of UFAS certified compliant units increases housing choices for disabled persons and families.

Homeownership

The MtW program has provided additional funding and regulatory flexibility allowing the HACP to create a new MtW-based homeownership program independent of previous HUD homeownership programs. The HACP homeownership program, in partnership with outside agencies, provides eligible HACP LIPH and Section 8 residents with credit counseling, homeownership education classes, mortgage pre-approval letters, mortgage loans, title and settlement services, and other financial assistance to complete the purchase of a home. These include making some HACP scattered sites properties available for purchase by low-income public housing households and assisting low-income households receiving Section 8 or LIPH assistance to purchase a home on the open market. See Chapter 10 for more information on HACP's MtW Homeownership Program.

HACP's homeownership program increases housing choices for low-income families by making homeownership an option for some families, and by making homes that are currently on the private market available to lower-income families. It also provides incentives for families to become self-sufficient by requiring certain levels of employment and/or income and clean credit histories, important steps in becoming self-sufficient, in order to receive homeownership assistance.

Resident Self-Sufficiency

In FY 2009, the HACP will continue to focus self-sufficiency program efforts on the further development and coordination of programs developed in previous years. These programs include the Realizing Economic Attainment for Life (REAL) Family Self-Sufficiency Program for public housing and Section 8 families and Youth Intervention Initiatives. The HACP will continue the Healthy Homes program (started in 2006) that assists in the monitoring and maintenance of clean, safe home environments in HACP communities. New and expanded partnerships with the Allegheny County Department of Human Services will be continued to aid

and expand services. Emphasis will be placed on the REAL FSS program and formalizing cooperative procedures with Site Management in order to effectively implement the new ACOP provisions and policies regarding required participation in self-sufficiency program for some residents. See Chapter 9 for a discussion of HACP resident self-sufficiency programs in 2009.

Resident service programs are essential not only to help families become self-sufficient, but also to the effective and efficient operation of assisted housing. The income disregards, resident employment program, case management and referral services all provide incentives for families to become self-sufficient. The additional youth and adult service programs also help to create a safe and positive environment that is supportive of individuals and families to pursue these goals. Furthermore, effective social services contribute significantly to the efficient operation of assisted housing. Managers who can refer families to human service professionals who can link families with appropriate programs can focus on maintaining the property and enforcing the lease, further contributing to a positive environment and a cost effective operation. Furthermore, the new policies will provide additional incentives for families to participate in FSS programming and to benefit from such participation.

Accessibility – Voluntary Compliance Agreement

On June 3, 2005, the HACP entered into a Voluntary Compliance Agreement (VCA) as a corrective action plan to address areas of noncompliance with Section 504 of the *Rehabilitation Act of 1973*, *Title II of the Americans with Disabilities Act of 1990* and the *Architectural Barriers Act of 1968*. This Agreement requires that HACP revise policies and procedures to provide individuals with disabilities equal access to programs and services and construct 264 wheel chair accessible apartments in accordance with the Uniform Federal Accessibility Standards (UFAS) by 2010.

In 2007, HACP revised its policies and procedures as required by the VCA and applicable law. Internal counsel, the 504/ADA coordinator, and the local HUD office have reviewed and will review any and all additional revisions to policies and procedures to ensure continued compliance in these areas. HACP also collaborated with managers of the privately managed properties to revise their policies and procedures to comply with the VCA and applicable federal regulations, and will continue to work with them to review any and all additional proposed revisions to policies and procedures to ensure continued compliance in these areas.

As of December 31, 2008, HACP has constructed 165 UFAS units that have been certified compliant by independent third party certifiers. Fifteen (15) units originally scheduled for completion by December 31, 2008 will be completed in 2009. In 2009 HACP will also complete an additional 65 units (not including any units scheduled for completion in 2008 but not completed) to achieve the minimum cumulative total of 245 by December 31, 2009, as required by the VCA. HACP has also completed 12 UFAS units that are not counted towards the required VCA units. Please see Chapter 7 for additional information on units and locations.

Complying with the VCA and continuing to follow appropriate policies and procedures improves services to residents and provide clear guidelines for handling a variety of situations. These clear policies and procedures, along with the creation of accessible units and the more efficient provision of reasonable accommodations, not only improve services to residents but also increase housing choices for low income families as more accessible or modified units are made available.

Investigation of New Initiatives

With ongoing discussions about restated agreements, additional extensions, and pending Moving To Work legislation continuing throughout 2008, the HACP will in 2009 continue to explore a variety of additional initiatives as part of a 10 year strategic plan to utilize the authority granted by the Moving To Work agreement in order to achieve the statutory goals of the Moving To Work program.

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DISCUSSION

During 2008 to date (October 1, 2008), overall HACP occupancy (LIPH and Section 8) declined from 9,791 assisted households on January 1, 2008 to 9253 assisted households on October 1, 2008. Most (78%) of the overall decline in HACP occupancy of 538 households during 2008 can be attributed to attrition in Section 8 voucher holders as the HACP adjusts the number of HCV program vouchers in use to current funding levels. 22% of the decline (116 households) in HACP occupancy during this period is attributed to a decline in LIPH occupancy (a decline of 93 family households and 23 elderly households).

The HACP currently (October 1, 2008) serves 108 more low-income households than were served on January 1, 2001 at the start of the HACP MtW program. (See Table 2-1 for a comparison of current and 2001 occupancy levels.) It is anticipated that overall HACP

occupancy levels in 2008 will continue to remain higher than those in 2001. Further, as shown in Tables 2-2 and 2-4, HACP continues to serve a resident population in 2008 in approximately the same income ranges and with approximately the same racial/ethnic mix as were served by HACP in 2001. Table 2-2 shows that using 2008 AMI income levels, currently 94% of the residents served by HACP fall in the very low or extremely low income ranges vs. 94% in 2001. (Table 2-2 does show a 4% overall increase in the number of HACP households in the extremely low income range from 2001 to 2008 balanced by a 4% decrease in households in the very low income range during the same period.) Per HACP's MtW agreement, at least 75% of HACP residents are required to be in the very low or extremely low income range. Table 2-4 shows that the overall racial/ethnic mix in HACP communities has remained stable from 2001 through 2008. In 2001, approximately 8% of HACP Section 8 residents were classified as of "Other" race/ethnicity. Subsequently, HACP improved data collection and analysis of racial/ethnic categories and in 2008, the "Other" racial/ethnic category in Section 8 accounted for .3% of Section 8 households. Taking into account this data adjustment, HACP believes that all racial/ethnic categories within the HACP resident population varied by less than 1% from 2001 to 2008.

In FY 2009, HACP anticipates the income and racial/ethnic population of HACP assisted households to remain as stable as in the period of 2001 – 2008. HACP further anticipates that the number of HACP assisted households will also remain stable or increase slightly in FY 2009 as some ongoing LIPH redevelopment efforts are completed and subsidy limits in Section 8 continue to create some decline in the HCV program. As in all previous years of the HACP MtW program, HACP will continue to serve substantially the same number of low income households than at the start of the HACP MtW program in 2001.

Waiting List (All HACP Communities)

The overall length of the HACP waiting list (Section 8 and LIPH) declined by 1232 households from September 1, 2007 to October 1, 2008. The Section 8 waiting list was closed in September 2006 and, as of October 1, 2008, remains closed. As a result of closing the Section 8 waiting list and purging the list, the Section 8 waiting list further declined by 1,721 applicant households from September 1, 2007 to October 1, 2008. During this same period, the LIPH waiting list increased by 489 applicant households.

In 2009, it is again anticipated that demand for newer, high quality low-income housing in Pittsburgh, as evidenced by the HACP waiting list, will continue to significantly exceed supply. As shown by HACP's current site-based waiting lists (see Table 2-7), demand for 1 and 2-bedroom units especially in HACP communities will remain high in FY 2009. In 2009, as in the entire period since the implementation of site-based waiting lists, site-based waiting lists will continue to offer HACP housing applicants a greater range of available housing choices and increase the efficiency of HACP resident applicant processing.

Further analysis of HACP's site-based waiting lists (see Table 2-7) clearly shows a preference among LIPH applicants for newer, lower density units. This is partially evidenced by the very long waiting lists for HACP's new mixed income family communities. Waiting lists for older, higher density HACP communities are significantly shorter than those for newer, lower density communities. Replacing older communities with more desirable, lower density communities is a strategy that is consistent with the declared preferences of HACP housing applicants.

HACP recognizes that currently available resources do not allow HACP to fully meet the demand for low-income housing in Pittsburgh. However, by revitalizing and redeveloping existing HACP communities in accord with applicant preferences, HACP is creating a greater range of more acceptable housing choices for the near and long term future. Further, by redeveloping obsolete public housing properties, HACP is leveraging additional funding sources to create affordable units assisted by other funding streams (such as the Low Income Housing Tax Credit Program) as well as moderately priced market rate units. While these units are not included in HACP's statistics, HACP is further expanding housing choices and assisting additional families by pursuing these strategies.

Site Preference Waiting Lists

In August 2006, the Housing Authority of the City of Pittsburgh, (HACP) transitioned to a Site Preference Waiting List (SPWL) system. Information on the length of each site-based waiting list is included in table 2-7 below. Demographic data on each site to establish a baseline for use in future analysis of the impact of the site-based waiting list has been downloaded and stored for future reference.

Under SPWL applicants have two general options from which to choose.

Option I: The applicant may select up to three (3) communities of choice.

Option II: The applicant may choose the first available apartment in any community.

The applicant also has the opportunity to change their community choice while on the Waiting List. If the applicant changes the community, the applicant must submit a request in writing. The applicant will then receive a new date and time for placement on the new community or communities of choice. If the applicants change in community choice is due to a change in the household composition, or a change in the disability status of the household, the applicant will keep the original date and time of the application.

Applicant names appear on Waiting Lists based on the date and time of their application. The names of applicants approved for a UFAS unit are placed on Waiting Lists for UFAS units in the applicant's community/ies of choice based on the date and time of the application.

Applicants with disabilities who have an approved reasonable accommodation request for a unit with accessible features will be either housed in a unit with the features that meet the resident's disability-related need or housed in a standard unit that will be modified to meet the resident's disability-related need.

Transfers are prioritized in the following order:

- Emergency Transfer/Emergency Relocation
- Reasonable Accommodations,
- Grossly under-housed
- Grossly over-housed
- Relocation
- Maintenance
- Under-housed
- School/Job

Residents who chose apartments under the Site Preference system will be required to wait a year before they can submit a request for a transfer. Residents with transfers approved pursuant to a reasonable accommodation are not subject to the one-year waiting requirement.

A new policy regarding non-priority transfers is included in the revised ACOP (see Chapter 3 for additional information). Under this new policy, HACP will accommodate non-priority transfer requests (all transfers except emergency, reasonable accommodations, and resident relocations) at a ratio of 5:1 new move-ins to transfers. This policy will benefit residents by giving appropriate priority to those who need it, and will allow preference transfers for those who desire it. It will also improve the efficiency of HACP operations by limiting non-priority transfers, allowing managers to focus on leasing vacant units to new families. This may also reduce wait times for those on the waiting lists. If a transfer is rejected by a resident without cause, the resident will be required to wait a year before a new transfer request can be submitted. At HACP's Scattered Sites, the ratio is 2:1 new move-ins to transfers. This allows current LIPH families the opportunity to move to these highly desirable low-turnover units under the Scattered Site Special Preference policy (see Chapter 3).

The SPWL system gives applicants an opportunity to choose the community in which they wish to reside. When an apartment offer is made to an applicant, applicants have five (5) business days to respond to that apartment offer. When an applicant declines an offer, or fails to respond within the requisite time period, the applicant is withdrawn from the Waiting List/s and must wait ninety (90) days before the applicant may again apply for Low-Income Public Housing. When the applicant file is withdrawn, the applicant is sent a letter or alternative format notice of withdrawal, and is advised of the HACP Grievance Policy and timelines for the same.

Occupancy Levels – September 1, 2007 to October 1, 2008

Overall LIPH occupancy in the period from September 1, 2007 to October 1, 2008 declined by 116 occupied units (from 4231 to 4112 occupied units respectively). Through the end of 2008, HACP anticipates LIPH occupancy levels to remain relatively stable and to begin to rise as ongoing redevelopment efforts and the accompanying relocation of residents is completed.

Occupancy Levels – 2009

During the latter part of 2007 and in 2008, the HACP demolished 682 units in 5 communities: 294 units in Auburn/Hamilton Larimer, 132 units at Kelley Street, 149 units at Lou Mason/Addison Addition, 105 units in the first phase of Garfield demolition and 2 irreparably damaged scattered sites units (817 and 819 Sherwood Ave.). In 2009, up to 8 additional scattered site units may be demolished or disposed of due to excessive costs of modernization needs. In the same time period, HACP completed construction of 6 scattered sites units in Manchester and will complete an additional 58 mixed finance units in Phase II of Bedford Hills. In 2007 and 2008, HACP also purchased 33 scattered sites units for initial use by relocated Broadhead residents displaced by Hurricane Ivan-related flooding in 2005. In addition, in 2008, HACP sold 3 scattered sites units to HACP residents through HACP's homeownership program. During 2008, HACP's Brookline (Mazza) High Rise was completed vacated and residents relocated, as a precautionary measure, due to a mold problem in the building. The Brookline High Rise is expected to remain offline through 2009 for repairs. In 2009, HACP expects continued high and stable occupancy levels in newer HACP communities and expects occupancy levels to rise in older HACP communities as redevelopment work is completed in some HACP communities and management improvements also contribute to higher occupancy rates. Completion of work related to conversion of units to UFAS compliant units will also positively affect occupancy rates at some communities. See Table 2-6 for projected HACP occupancy by community in 2009.

HACP projects an occupancy level of 4900 Section 8 units and 4429 LIPH units by December 31, 2009 for a total of 9,329 households served. In order to achieve and maintain the 4900 Section 8 HCV level, new leasing from the current waiting list may resume in 2009.

It is to be noted that HACP's MtW Agreement requires HACP "to assist substantially the same number of eligible low-income families under MtW and to maintain a comparable mix of families by family size..." Table 2-1 (lower portion of table) shows that HACP served 9, 145 households (LIPH and Section 8 combined) on January 1, 2001 at the start of the MtW demonstration and has consistently served over 9,145 households every year since 2001. The ratio of Section 8 and LIPH households to the total number of households served in HACP's MtW program has changed over the course of the MtW demonstration as HACP has redeveloped older HACP communities, built new communities and expanded housing choices. HACP expects these ratios to continue to change throughout the MtW demonstration, but is committed to serving substantially the same number of low-income households or more every year of the demonstration.

HACP also recognizes that redevelopment activities tend to reduce the number of larger units. However, that change reflects both national trends towards smaller family sizes as well as local demand as evidenced by HACP's waiting lists (see table 2-7). Given this change in demand, the shift in family and unit sizes would also have occurred absent the Moving To Work Demonstration.

Occupancy Levels – Accessible Units

The HACP has embarked on a major initiative to create units compliant with the Uniform Federal Accessibility Standards (UFAS). In many cases this requires the combination of two units to make a single fully accessible unit. In nearly all cases, units must be empty for the UFAS work to be completed. Thus relocation is often required. The following communities recently had, currently have or will have units on modernization hold as conversions of units to fully UFAS compliant units occurs, and this impacts occupancy numbers. The number of units that need to be vacant for work to be completed is shown in parentheses:

Bedford Dwellings (32), Homewood North (up to 19), Finello/S. Oakland (12), Glen Hazel High Rise (14 or more), PA-Bidwell Highrise (20 or more) and Gualtieri Manor (2), Carrick Regency (2), Morse Gardens (4), and Northview Heights Highrise (5 or more).

The small number of total units at some of these communities result in a significant impact on the community vacancy rate if even a few units are vacated for construction.

Occupancy Levels – Issues by Community

As of October 1, 2008, a number of HACP communities had occupancy levels under 85% as measured against the community standing unit count. (See Table 2-6.) It is to be noted that Table 2-6 provides occupancy percentages that do not factor out units that are offline awaiting demolition, in the UFAS conversion process and units under modernization contracts.

In the FY 2008 MtW Annual Plan, the following HACP communities were identified as having less than 85% occupancy as measured against the community standing unit count: Addison Terrace, Allegheny Dwellings, St. Clair Village, Northview Heights, Hamilton-Larimer, Garfield Heights, Addison Addition, Homewood North, Glen Hazel High Rise, Glen Hazel Homes, Brookline Terrace (Mazza), South Oakland (Finello) Gualtieri Manor and Broadhead Manor. When adjustments are made for units awaiting demolition, in the UFAS conversion process or under modernization contracts, only Addison Terrace, Northview Heights, and St. Clair Village had adjusted occupancy rates of less than 85%. On October 1, 2008, Pennsylvania-Bidwell and HACP Scattered Sites also had occupancy levels under 85%. The following summarizes occupancy issues at the identified, and include corrective actions for Addison, Northview, and St. Clair that are planned:

1. Addison Terrace – Addison Terrace is HACP’s oldest community (beginning of design/construction about 1938) and remains a desirable community geographically because of its centralized, Hill District location. Addison Terrace has older, outmoded units, but it supports a low-income population committed to living in this conveniently located neighborhood. Redevelopment of Addison Terrace remains a planned activity, but at the present time funding does not exist to allow the redevelopment of the community. In 2009, HACP will continue to maintain Addison Terrace at current occupancy levels.

2. Allegheny Dwellings – UFAS conversion work was essentially completed in December 2007. On October 1, 2008, occupancy at Allegheny Dwellings was 241 units or 89%. Occupancy of greater than 90% is expected in 2009. Persons requiring accessible units continue to decline newly created UFAS units at this location, slowing re-occupancy of the units.
3. St. Clair Village – In 2008, HACP considered the further downsizing (by demolition) of St. Clair Village. One option, further reduction in the size of St. Clair Village from 357 units to 186 units through demolition was explored extensively. To assist in the assessment of this option, the potential required conversion cost calculator was applied, and regardless of variations results consistently showed continued operation as public housing to be more costly. As a result, in 2009, HACP will engage residents, community leaders, and other interested parties to develop a comprehensive conversion plan to identify the most cost effective use of this asset and to appropriately house the families currently residing at St. Clair Village. See discussion in “Potential Required Conversion Candidates” below and in Chapter 6 for additional discussion.
4. Northview Heights - In 2009, HACP will continue to bring additional Northview Heights units back online, improve security, enhance lease enforcement, provide additional training for staff to meet applicant and current resident demand. In addition, improvements through an Energy Savings Contract (including the addition of air conditioning through a new geothermal heating system) are expected to increase desirability of Northview Heights. HACP expects that these measures, when combined with HACP’s new rent policy and admissions preferences will eventually result in significantly improved occupancy levels at Northview Heights. See the discussions in “Potential Required Conversion Candidates” below and in Chapter 6 for additional discussion.
5. Hamilton-Larimer – In July 2008, HACP demolished the Auburn Towers high rise (294 units) leaving 30 high occupancy townhouse units in a rapidly developing neighborhood (Penn-Liberty). In 2008, HACP transferred the Hamilton-Larimer townhouse units into HACP’s scattered sites portfolio. It is anticipated that these townhouse units will remain viable for the foreseeable future as the Penn-Liberty neighborhood continues to develop.
6. Garfield Heights – Garfield Heights is in the process of being vacated for demolition and redevelopment. Current low occupancy numbers are a function of this process.
7. Addison Addition – The Lou Mason High Rise, a 149-unit senior high rise in Addison Addition, was demolished in 2008 leaving only 45 townhouse units. Occupancy for Addison Addition is now included in the Addison Terrace AMP # grouping. HACP anticipates an occupancy rate of 90% at Addison Terrace (including the townhouse units of Addison Terrace) by the end of 2009.
8. Homewood North – Preparation for UFAS conversions have reduced occupancy levels in Homewood North. Unexpected site conditions and excessive cost for initially planned conversions have delayed this effort. In addition, one building of eight units

with excessively costly foundation problems will be demolished in 2009. HACP will proceed with UFAS conversion modifications in 2009 and expects work to continue into the beginning of 2010.

9. Glen Hazel High Rise – During all of 2007 and most of 2008, the Glen Hazel High Rise was in the process of extensive modernization. By the end of 2008, with completion of construction and a revitalized building in a very desirable community, HACP anticipates near-100% occupancy for Glen Hazel High Rise.
10. Glen Hazel Homes – Glen Hazel Homes was originally a 15-unit community of slit-level, single family homes. The homes were offered in residents under the HACP Homeownership Program and 5 were sold. In addition, two units are utilized for non-housing purposes while the Glen Hazel Recreation Center was undergoing modification to meet UFAS accessibility requirements. The remaining 8 units have been placed back online as rental units due to slow sales in the Homeownership Program. HACP anticipates increased rental occupancy of the units in 2009 and will continue to offer the units for sale to low-income occupants of the units in 2009 as part of the HACP MtW Homeownership Program.
11. South Oakland (Finello)/Gualtieri Manor – Both of these senior mid-rises are viable buildings currently undergoing (Finello) or with previously completed (Gualtieri) limited modernization and/or UFAS conversions. Currently (October 1, 2008), Gualtieri has an occupancy rate of 97% following completion of UFAS and modernization construction. HACP anticipates bringing South Oakland (Finello) to near 100% occupancy following the completion of construction.
12. Brookline Terrace (Mazza Pavillion) – While HACP was preparing to complete UFAS unit conversions at this senior mid-rise building, a serious problem with mold emerged. In order to insure the safety of residents and reduce obstacles to full assessment and abatement of the problem, all residents have been relocated to other housing, many to the recently completed units at the Glen Hazel High Rise. Because of the time needed to fully assess the problem and to develop and implement an appropriate response strategy, it is not expected that re-occupancy will occur in 2009.
13. Broadhead Manor – Broadhead Manor was severely damaged in Hurricane Ivan-related flooding in 2005. All residents have been relocated into other suitable housing, including newly acquired homes that are now part of HACP's scattered site portfolio. In 2009, HACP will continue the process for the disposition of the community.
14. Pennsylvania-Bidwell – Pennsylvania-Bidwell is currently undergoing extensive UFAS-related and modernization construction. Once completed, HACP anticipates the building will approach 100% occupancy.
15. Scattered Sites – Currently 22 Scattered Sites units are offline for modernization work and/or awaiting demolition. 8 of these units will be demolished in 2009. The remaining offline units are either fire units requiring extensive repairs or newly acquired (purchased) units requiring modernization prior to leasing. Following completion of demolition and construction activities, it is expected that Scattered Sites occupancy levels will be over 90%.

Potential Required Conversion Candidates

The Special Applications Center has identified several community clusters which should be considered for conversion because PIC data indicates that they have more than 250 units, are not officially designated Elderly, Handicapped or Mixed, are not under an approved HOPE VI Revitalization Plan, and the average occupancy rate over three years is less than 85%, or incomplete. As of the March, 2008 Candidate Cluster Report (the most recent available on the HUD Web site), only Oak Hill appears on the candidate list. This property, and additional properties where potential required conversion may apply, are discussed below.

1. PA – 66, 68, 76, 79 Oak Hill. PIC occupancy data for Oak Hill is incorrect. This cluster is a privately managed, revitalized property that partially replaced the former Allequippa Terrace. Oak Hill has been consistently occupied at near 100% levels. HACP continues to work with the private managers of Oak Hill and HUD to correct data transmission issues which result in the appearance of this cluster on the potential required conversion list. Following PIC data corrections, Oak Hill will be removed as a potential required conversion candidate. (See private management-related discussion in “HACP MTCS Reporting Rates” section below.)
2. PA – 009 Northview Heights. Corrections to PIC occupancy data for Northview Heights were made in August 2007 to reflect units then currently in vacant status, including units undergoing modernization. However, the October 3, 2007 Conversion Candidates Report incorrectly lists the unit count in Northview Heights on August 31, 2007 and September 30, 2007 as 470 rather than 592 units leading to an incorrectly high occupancy percentage, and to Northview Heights no longer being identified as a potential required conversion candidate. The HACP will work with HUD to correct this data error. In addition, in 2008 HACP completed the potential required conversion cost analysis and determined that continued operation as public housing was more cost effective than conversion. Furthermore, the HACP is currently implementing a variety of management and security improvements at Northview Heights, as described in other sections of this annual plan, as well as physical improvements via UFAS conversions and Energy Savings Contracts, to reduce the vacancy rate at Northview Heights. It is expected that these initiatives will substantially improve occupancy levels at Northview Heights in 2009.
3. PA – 007 St. Clair Village. St. Clair Village does not currently appear on the Cluster Data Report as a potential mandatory conversion candidate. However, limitations on HACP resources will prevent implementation of the partial redevelopment plans previously proposed. In late 2007, HACP initiated dialogue with community stakeholders regarding possible plans and potential actions and consequences. In 2008, a thorough assessment of options, including completion of cost analysis of those options, was conducted to determine the future course for this community. As discussed above, completion of cost analysis of options for St. Clair Village indicate that conversion is appropriate, and HACP will pursue completion of a comprehensive Conversion Plan in 2009.

HACP MTCS Reporting Rates

HACP is committed to achieving MTCS reporting rates that will accurately reflect occupancy in HACP communities and meet all HUD requirements. MTCS reporting rates in HACP-managed communities are generally adequate or can be made adequate with additional training and performance monitoring for HACP property management personnel over the coming year. HACP will provide additional training to staff and enhanced performance monitoring of 50058 submittals, including weekly meetings of relevant staff to ensure adequate progress is being made.

Some of HACP's private property management companies managing HACP mixed income communities, have been far less successful in attaining satisfactory 50058 reporting rates. These private management firms have been identified, informed that failure to meet 50058 reporting requirement is a contractual violation and are now subject to monthly review of 50058 submittals. Those private management companies with software issues impeding MTCS reporting have been informed that these must be corrected. In addition, HACP is meeting with the executive staff upper management of private management companies on an ongoing basis as required to address inadequate 50058 reporting rates. Those private management companies unable to bring 50058 reporting to an acceptable level will be notified that they are in default of their contractual obligations to HACP and HACP will pursue options including possible termination and replacement of the private management company. HACP anticipates having MTCS reporting issues resolved by the end of 2008.

TABLE 2-1 – UNIT SIZES OF HOUSEHOLDS SERVED - OCTOBER 1, 2008

Public Housing

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	535	1117	982	228	62	2924
Elderly	1102	86	0	0	0	1188
Total	1637	1203	982	228	62	4112

Section 8

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1131	1610	1452	301	58	4552
Elderly	430	129	26	3	1	589
Total	1561	1739	1478	304	59	5141

Total

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1666	2727	2434	529	120	7476
Elderly	1532	215	26	3	1	1777
Total	3198	2942	2460	532	121	9253

Source: HACP MIS rent roll profile of 10/01/08

HACP Change in Number of Households - January 1, 2001 through August 1, 2008

	01/01/01	01/01/02	10/01/03	10/01/04	10/01/05	10/01/06	09/01/07	10/01/08
Sect. 8 Elderly	459	574	528	556	585	598	572	589
LIPH Elderly	1,433	1,385	1,230	1,248	1,214	1230	1232	1188
Sect. 8 Family	3,440	3,798	4,516	4,589	5,720	5993	5078	4552
LIPH Family	3,813	3,459	3,596	3,449	3,312	3181	2999	2924
Totals	9,145	9,216	9,870	9,842	10,831	11,002	9,881	9,253

TABLE 2-1 A – UNIT SIZES OF HOUSEHOLDS CONTAINING DISABLED RESIDENTS - OCTOBER 1, 2008

Public Housing

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	148	264	209	67	28	716
Elderly	626	67	0	0	0	693
Total	774	331	209	67	28	1409

Section 8

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	740	441	243	63	11	1498
Elderly	301	102	24	1	1	429
Total	1041	543	267	64	12	1927

Total

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	888	705	452	130	39	2214
Elderly	927	169	24	1	1	1122
Total	1815	874	476	131	40	3336

Source: HACP MIS rent roll profile of 10/01/08

The HACP uses the definitions of disabilities used by the Social Security Administration. All households counted in Table 2-1 A are public housing or Section 8 households in which the leaseholder has a verified SSI disability lowering rent payments. Members of the family with disabilities who are not the designated head of household are not included.

TABLE 2-2 – INCOME OF HOUSEHOLDS SERVED - OCTOBER 1, 2008

Public Housing

	Under 30% AMI		30% to 50% AMI		51% to 80% AMI		81% AMI or Greater		Total	
	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08
Number	3867	3075	1047	707	273	280	53	50	5246	4112
Percent	74%	75%	20%	17%	6%	7%	1%	1%	100%	100%

Section 8

	Under 30% AMI		30% to 50% AMI		51% to 80% AMI		81% AMI or Greater		Total	
	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08
Number	2723	3976	980	995	192	167	4	3	3899	5141
Percent	70%	77.3%	25%	19.4%	5%	3.2%	0.1%	0.1%	100%	100%

Total

	Under 30% AMI		30% to 50% AMI		51% to 80% AMI		81% AMI or Greater		Total	
	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08	01/01/01	10/01/08
Number	6590	7051	2027	1702	471	447	57	53	9145	9253
Percent	72%	76%	22%	18%	5%	5%	1%	1%	100%	100%

Source: HACP MIS rent roll profile of 10/01/08

Table 2-3 – Pittsburgh Area (Allegheny County) Median Family Income Levels by Family Size - 2008

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% of Median	\$12,600	\$14,400	\$16,200	\$18,000	\$19,450	\$20,900
50% of Median	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800
80% of Median	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700
Median	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600

TABLE 2-4 – RACE / ETHNICITY OF HOUSEHOLDS SERVED - OCTOBER 1, 2008

Public Housing

	Black		White		Hispanic		Asian		Other		Total	
	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01
Family	3636	2755	165	87	2	35	2	3	8	6	3813	2886
Elderly	1008	908	399	293	22	17	1	5	3	3	1433	1226
Total	4644	3663	564	380	24	52	3	8	11	9	5246	4112

Section 8

	Black		White		Hispanic		Asian		Other		Total	
	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01
Family	2336	3591	800	895	7	39	3	8	294	19	3440	4552
Elderly	183	348	265	231	2	3	1	3	8	4	459	589
Total	2519	3939	1065	1126	9	42	4	11	302	23	3899	5141

Total

	Black		White		Hispanic		Asian		Other		Total	
	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01	01/01	10/01
Family	5972	6346	965	982	9	74	5	11	302	25	7253	7438
Elderly	1191	1256	664	524	24	20	2	8	11	7	1892	1815
Total	7163	7602	1629	1506	33	94	7	19	313	32	9145	9253

Source: HACP MIS archived rent roll profile of 10/01/08

HACP Resident Race & Ethnicity - January 1, 2001 - October 1, 2008

	2001		2008	
	Number	Percentage	Number	Percentage
African-American	7163	78.3%	7602	82.2%
White	1629	17.8%	1506	16.3%
Hispanic	33	.4%	94	1%
Asian	7	.1%	19	.2%

Table 2-5 – Number of Households on the Wait List - October 1, 2008

Public Housing

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1212	758	266	104	20	2360
Elderly	270	16	21	1	0	308
Total	1482	774	287	105	20	2668

Section 8

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	832	574	213	38	7	1664
Elderly	72	18	8	2	0	100
Total	904	592	221	40	7	1764

Total

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	2044	1332	479	142	27	4024
Elderly	342	34	29	3	0	408
Total	2386	1366	508	145	27	4432

Source: HACP Occupancy Department 10/01/08

Change in HACP LIPH and Section 8 Waiting Lists 01/01/01 to 10/01/08

	01/01/01	01/01/02	10/01/03	10/01/04	10/01/05	10/01/06	09/01/07	10/01/08
Sect. 8 Elderly	102	35	77	346	117	236	166	100
LIPH Elderly	18	52	95	271	186	221	359	308
Sect. 8 Family	1,515	830	1,683	3,316	2141	4362	3319	1664
LIPH Family	252	411	970	1,331	1690	1911	1820	2360
Totals	1,887	1,328	2,825	5,264	4,134	6,730	5,664	4,432

Table 2-6 - Public Housing Current and Projected Occupancy (By AMP #)

	FY 01 Physical Unit Count	Actual – October 1, 2008			Projected – December 31, 2009		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-1 Addison Terrace (1)	975	736	529	72%	736	529	72%
1-2 Bedford Dwellings	420	420	354	84%	420	407	97%
1-3 Allequippa Terrace (2)	120	0	0	0%			
1-4 Arlington Heights	150	143	132	92%	143	136	95%
1-5 Allegheny Dwellings	282	272	241	89%	270	265	98%
1-7 Saint Clair Village (3)	680	357	162	45%	186	162	87%
1-8 Bedford Additions (4)	460	0	0	0%			
1-9 Northview Heights	882	592	426	72%	592	462	78%
1-10 Glen Hazel Cove Place (5)	39	0	0	0%			
1-12 Garfield Heights (6)	601	221	157	71%	221	133	60%
1-14 Kelly Street High Rise	165	0	0	0%			
1-15 PA Bidwell High Rise (7)	130	120	93	78%	120	116	97%
1-17 Pressley High Rise	212	211	200	95%	211	207	98%
1-20 Homewood North	135	135	107	79%	135	118	87%
1-22 Scattered Sites South (8)	225	156	113	72%	156	152	98%
1-29 East Hills (9)	157	0	0	0%			
1-31 Murray Towers	70	68	66	97%	68	66	97%
1-32 Glen Hazel (10)	128	128	127	99%	128	127	97%
1-33 Glen Hazel High Rise	111	97	78	80%	97	92	95%
1-38 Glen Hazel Homes	18	9	1	11%	9	6	67%
1-39 Scattered Sites North (11)	-----	129	104	81%	129	126	98%
1-40 Brookline Terrace	30	30	0	0%	30	0	0%
1-41 Allentown High Rise	104	104	102	98%	104	102	98%
1-44 South Oakland (Finello)	60	60	54	90%	60	51	85%
1-45 Morse Gardens	70	70	62	89%	70	66	94%
1-46 Carrick Regency	66	66	65	98%	66	64	97%

TABLE 2-6 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY BY AMP # (CONTINUED)

	FY 01 Physical Unit Count	Actual – October 1, 2008			Projected – December 31, 2009		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-47 Gualtieri Manor	31	31	30	97%	31	30	97%
1-62 Broadhead Manor (12)	64	64	0	0%	0	0	
1-64 New Pennley Place	38	39	39	100%	39	38	97%
1-66 Oak Hill (13)	311	430	420	98%	430	420	98%
1-72 Manchester (14)	86	86	82	95%	86	82	95%
1-73 Christopher Smith	25	25	21	84%	25	23	92%
1- 80 Silver Lake	0	75	75	100%	75	75	100%
1- 82 Bedford Hills	0	74	74	100%	74	74	100%
1- 85 North Aiken	0	62	61	98%	62	60	98%
1-86 Fairmont	0	50	47	94%	50	49	98%
1-87 Legacy Apartments	0	90	90	100%	90	87	97%
1-XX Bedford Hills Phase 2	0	0	0	0%	58	56	97%
1-XX Bedford Hills Phase 3	0	0	0	0%	48	48	100%
xxx Hamilton-Larimar (15)	324						
Total	7169	5150	4112	80%	5019	4429	88%

(1) Addison Terrace AMP# includes PA-1 and PA-13. (2) Community demolished. (3) 155 units awaiting demolition. (4) Community demolished. (5) Community demolished. (6) Community to be demolished and redeveloped. (7) Community demolished. (8) Scattered Sites South AMP# includes portions of PA-22, PA-39, PA-50, PA-51, PA-52 and PA-90 (Broadhead Acquisitions). (9) Community demolished. (10) Glen Hazel AMP# includes PA-32, PA-42 and PA-57. (11) Scattered Sites North AMP# includes portions of PA-22, PA-39, PA-43, PA-50, PA-88 (Manchester IVb), PA-90 (Broadhead Acquisitions) and 30 row house units from PA-11. (12) 64 units to be demolished or sold. (13) Oak Hill AMP# includes PA-66, PA-68, PA-76, PA-79 and PA-81. (14) Manchester AMP# includes PA-72, PA-74, PA-75, and PA-78. (15) Hamilton Larimar, PA-11, 294 units in Auburn Towers demolished, 30 row house units now included in AMP# 1-39 Scattered Sites North.

TABLE 2-7 - PUBLIC HOUSING SITE BASED WAITING LIST INFORMATION BY COMMUNITY AND BEDROOM SIZE AS OF AUGUST 1, 2008

Note: Not a distinct count. Applicants may be on as many as 3 community waiting lists.

Family Communities

1-1 Addison Terrace		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes family townhouse units at Addison Addition 1-13)	<u>Standing Units</u>	191	381	130	22	12	0	736
	Waiting List	123	20	5	13	7	0	168

1-2 Bedford Dwellings		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	132	232	56	0	0	0	420
	Waiting List	167	30	16	0	0	0	213

1-4 Arlington Heights		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	36	114	0	0	0	0	150
	Waiting List	159	21	0	0	0	0	180

1-5 Allegheny Dwellings	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	78	204	0	0	0	0	282
Waiting List	199	31	0	0	0	0	230

1-7 St. Clair Village	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	0	80	311	55	10	0	456
Waiting List	0	9	3	10	2	0	24

1-9 Northview Heights	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	0	108	359	87	25	0	579
Waiting List	0	15	5	3	3	0	26

1-12 Garfield Family	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	0	0	229	65	32	0	326
Waiting List	0	0	0	0	0	0	0

1-20 Homewood North		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	0	38	58	30	0	9	135
	Waiting List	0	36	5	9	0	0	50

1-22 and 1-39 Scattered Sites		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-22, 1-39, 1-42, 1-43, 1-50, 1-51 1-11 and 1-52)	<u>Standing Units</u>	0	50	176	13	0	0	239
	Waiting List	0	188	69	51	14	0	322

1-32 Glen Hazel (Family)		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes Glen Hazel 1-32, 1-42 and 1-57)	<u>Standing Units</u>	16	18	56	20	0	0	110
	Waiting List	186	77	32	24	0	0	319

1-62 Broadhead Manor		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	0	48	16	0	0	0	64
	Waiting List	0	0	0	0	0	0	0

Elderly/Disabled Communities

1-9 Northview (Elderly)		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	0	37	54	0	0	0	0	91
	Waiting List	0	7	1	0	0	0	0	8

1-15 PA-Bidwell		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	0	120	10	0	0	0	0	130
	Waiting List	0	12	3	0	0	0	0	15

1-17 Pressley St.		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	15	182	15	0	0	0	0	212
	Waiting List	0	23	4	0	0	0	0	27

1-31 Murray Tower		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	40	30	0	0	0	0	0	70
	Waiting List	0	96	6	0	0	0	0	102

1-33 Glen Hazel High Rise		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	14	97	0	0	0	0	0	111
	Waiting List	0	16	1	0	0	0	0	17

1-40 Brookline		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Mazza)	<u>Standing Units</u>	0	30	0	0	0	0	0	30
	Waiting List	0	4	0	0	0	0	0	4

1-41 Allentown		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Caliguiri)	<u>Standing Units</u>	0	104	0	0	0	0	0	104
	Waiting List	0	22	0	0	0	0	0	22

1-42 South Oakland		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Finello)	<u>Standing Units</u>	0	111	0	0	0	0	0	60
	Waiting List	0	87	0	0	0	0	0	87

1-45 Morse Gardens	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	0	70	0	0	0	0	0	70
Waiting List	0	97	2	0	0	0	0	99

1-46 Carrick Regency	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	0	66	0	0	0	0	0	66
Waiting List	0	56	0	0	0	0	0	56

1-47 Gualtieri Manor	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	4	27	0	0	0	0	0	31
Waiting List	0	35	0	0	0	0	0	35

Mixed Finance

1-64 New Pennley Place	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
<u>Standing Units</u>	21	16	2	0	0	0	39
Waiting List	257	154	58	0	0	0	469

1-66 Oak Hill		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-66, 1-68, 1-76, 1-79 and 1-81)	<u>Standing Units</u>	196	139	85	10	0	0	430
	Waiting List	257	153	47	8	0	0	465

1-72 Manchester		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-72, 1-74, 1-75 and 1-76)	<u>Standing Units</u>	24	20	18	4	0	0	86
	Waiting List	21	37	34	9	0	0	101

1-73 Christopher Smith		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	25	0	0	0	0	0	25
	Waiting List	5	0	0	0	0	0	5

1-80 Silver Lake		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	75	0	0	0	0	0	75
	Waiting List	26	0	0	0	0	0	26

1-82 Bedford Hills		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-82 and 1-83)	<u>Standing Units</u>	10	42	18	4	0	0	74
	Waiting List	187	186	63	25	0	0	461

1-85 North Aiken		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	60	2	0	0	0	0	62
	Waiting List	20	0	0	0	00	0	20

1-86 Fairmont		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	50	0	0	0	0	0	50
	Waiting List	39	0	0	0	0	0	39

1-87 Legacy Apartments		1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	88	2	0	0	0	0	90
	Waiting List	105	3	0	0	0	0	108

3.0 – ADMISSIONS AND OCCUPANCY POLICIES

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3.4 OCCUPANCY - HACP COMMUNITIES APPROVED FOR DISPOSITION..... 7

In FY 2008, the HACP modified the HACP lease and the HACP Admissions and Continued Occupancy Policy (ACOP) in order to improve the enforceability of lease provisions, provide additional incentives for families to become self-sufficient, improve the efficiency of HACP management practices, stabilize communities, deconcentrate poverty, and reduce crime in HACP communities. The section below summarizes the major features of the referenced policies. Additional minor adjustments to the ACOP to make technical corrections and/or to further improve program operations, incentives for family self-sufficiency, and housing choices for low-income families may be considered in 2009.

3.1 ELIGIBILITY AND ADMISSIONS POLICIES

Basic eligibility and admissions polices are as follows:

There are five eligibility requirements for a household’s admission to public housing:

- A. Qualifies as a family
- B. Has an income within the income limits
- C. Meets citizenship/eligible immigrant criteria
- D. Provides documentation of Social Security numbers and proof of age
- E. Signs consent authorization documents

In addition to the eligibility criteria, families must also meet the Housing Authority of the City of Pittsburgh’s screening criteria in order to be admitted to public housing.

Tenant Selection Criteria/Additional Applicant Information

The Housing Authority of the City of Pittsburgh will continue to look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the community, other tenants, Housing Authority of the City of Pittsburgh employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the tenant selection criteria. Applicants will be given the opportunity to inform HACP of mitigating circumstances for consideration by HACP.

Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in non-compliance with the public housing lease.

The Housing Authority of the City of Pittsburgh will consider objective aspects of the family's background, including, but not limited to the following:

- A history of criminal activity
- Rental History – Applicant owes rent or money damages to past landlords, including but not limited to the Housing Authority.
- Tenant History – A check for the existence of a record of disturbance of neighbors, destruction of property, or living/housekeeping habits, which may adversely affect the health, safety, or welfare of other residents.

Criminal Background Check (CBC)

A criminal background check will be performed on all applicants for housing and, subject to the consideration noted below (e.g. evidence of rehabilitation), the information will lead to a decision based on the following point system:

Crime	Points
Felony Conviction	7
Misdemeanor Conviction	4

➤ Each point represents one (1) year of ineligibility from the HACP - 1 point per year will automatically be deducted from applicants eligibility file for each year the applicant has no convictions.

Example #1: Applicant has 1 felony conviction in 1992 - Applicant must wait until 1999 (1992 plus 7 years = 1999) to be eligible for housing.

Example #2: Applicant has 1 misdemeanor conviction in 1990 - Applicant must wait until 1994 (1990 plus 4 years = 1994) to be eligible for housing.

Example #3: Applicant has 1 felony conviction in 1988 and 1 misdemeanor conviction in 1990 - Applicant now has a total of 11 points (7+4=11) and will not be eligible for housing until 1999 (1988 plus 11 years = 1999).

➤If applicant was convicted of multiple offenses **stemming from the same event**, only the points from the most serious charge will be used against applicant.

Example #1: Applicant commits a crime and is convicted of 1 felony and 2 misdemeanors, only the felony will be considered for eligibility (7 points).

Example #2: Applicant commits a crime and is convicted of 2 misdemeanors; only 1 misdemeanor will be considered for eligibility (4 points).

Denied For Life

If a family member of any applicant has a conviction for one of the following, the family will be denied admission to HACP housing. This was a new category under the ACOP implemented in 2008 and includes the following:

- Manufacturing Methamphetamine
- Lifetime Sex Offender Registrant
- Murder
- Rape
- Involuntary Deviate Sexual Intercourse
- Arson

Serious crimes not included on the Denied for Life list are handled through the point system described above. An independent hearing officer handles appeals of any decisions denying an applicant based on the Denied for Life criteria.

Required Orientation

The HACP's new ACOPnow includes the requirement that prior to signing an initial lease, all adult family members are required to attend an orientation covering topics including, but not limited to, the following: the lease, the grievance procedure, utility allowance, maintenance charges, and the HACP Reasonable Accommodation Policy.

3.2 ELIGIBILITY AND ADMISSIONS POLICIES – WAITING LISTS

In July 2006, the HACP implemented site-based waiting lists. HACP site-based waiting list policies were designed to comply with all HUD deconcentration policies for public housing communities as indicated in 24CFR 903. As part of the implementation, database backups were created establishing and preserving baseline demographic data. The HACP regularly monitors HACP waiting list and community demographic data for compliance with deconcentration and fair housing objectives, and will annually assess changes in racial, ethnic, or disability-related tenant composition at each site.

The ACOP now in place includes provisions and waiting list policies that establish community applicant selection preferences. Local preferences for admissions were established for families with a working head of household, for elderly and disabled families (those whose head, spouse, or sole member is elderly or disabled), and families involuntarily displaced due to natural disaster. In addition, HACP established an additional admissions/transfer preference for highly desirable HACP scattered site properties. Preference for occupancy of available scattered site units will be given to families who have been employed for 24 months, then to families who have been employed for at least 12 months, or to families with elderly/disabled members. This preference is open to current low income public housing families wishing to transfer into a scattered site unit. Vacant scattered site units are offered to families on a two to one ratio of new move-ins to transfers (for every two new move ins, there is one transfer).

HACP has historically served a very high percentage of very low- and very, very low-income families. HACP anticipates that this preference policy will help to deconcentrate poverty in all HACP communities, that the impact of these policies will be felt evenly

across all communities, and that at least 75% of the families HACP serves will be in the very low or very, very low-income categories. HACP will continue to monitor these levels to ensure compliance and to prepare any modification should that become necessary.

These preference policies will improve the cost effectiveness of HACP operations as additional rental income is generated, turnover is reduced, and a more responsible community culture is created. It will also provide incentives for families to work towards self-sufficiency by providing a benefit of receiving housing assistance sooner or in more desirable locations for working families.

HACP's revised ACOP also adjusts the HACP transfer policy. It clarifies that current residents applying for a transfer in the following categories, listed from highest to lowest priority, will normally have priority over new applicants: Emergency Transfer/relocations, reasonable accommodation for a disability, grossly under-housed households, grossly over-housed households, relocation due to modernization/demolition/redevelopment, maintenance, and under-housed households. In addition, a new policy regarding non-priority transfers was established under which HACP will accommodate non-priority transfer requests (all transfers except emergency, reasonable accommodations, and resident relocations) at a ratio of 5:1 new move-ins to transfers. This policy will benefit residents by giving appropriate priority to those who need it, and will allow preference transfers for those who desire it. It will also improve the efficiency of HACP operations by limiting non-priority transfers, allowing managers to focus on leasing vacant units to new families. This applies to all properties except for scattered sites, which follows the ratio described above. Under this special preference, current low income public housing families are provided a real incentive to improve their situation.

3.3 RENT POLICY AND RECERTIFICATION POLICY

In FY 2007, HACP modified its lease in support of the Violence Against Women Act (VAWA) of 2005.

In addition, the new HACP lease and ACOP requires that any non-elderly, able bodied head of household who is not working and is paying less than \$150.00 per month in rent will be required to participate in a Family Self-Sufficiency Program. For administrative purposes, this has been presented as a new minimum rent of \$150 per month with the following exceptions:

- Tenant actively participating in HACP, Department of Public Welfare, or other approved self-sufficiency program.
- Tenant is age 62 or older.
- Tenant is blind or otherwise disabled and unable to work.
- Tenant is engaged in at least 15 hours of work per week.
- Tenant has applied for a hardship exemption.

All other elements of rent calculation remain unchanged, and those in one of the categories listed above may have rents of less than \$150.00 per month but not less than \$25.00 per month.

HACP may grant a hardship exemption from the rent, including the \$25.00 per month minimum required of those exempted from the \$150,00 minimum rent, under the following circumstances:

- When the family is awaiting an eligibility determination for a government assistance program;
- When the income of the family has decreased because of loss of employment;
- When a death has occurred in the family; and
- When other such circumstances occur that would place the family in dire financial straits such that they are in danger of losing housing. Such other circumstances will be considered and a determination made by the HACP.

When a family request a hardship exemption, the HACP will determine if the hardship is temporary or long term. If the hardship is verified to be temporary (less than 90 days), when the hardship ceases, the HACP will reinstate the prior rent amount for the hardship period and offer the family a reasonable repayment agreement in accordance with the HACP Re-Payment Policy for the period the rent was suspended. Failure to comply with a reasonable repayment agreement under these circumstances may result in eviction.

If the hardship is verified to be long-term (lasting more than 90 days), the minimum rent will be suspended until the hardship ceases. Members of the family who are of working age and are not age 62 or older and are not blind or otherwise disabled may be required to participate in the Family Self-Sufficiency Program in order to qualify for the rent suspension. Although a family may not be evicted for failing to pay the minimum rent while the hardship is occurring, families who are required to participate in a Family Self-Sufficiency Program may be evicted for failure to actively participate and maintain in good standing with the FSS program during that time period.

If the Housing Authority determines there is no qualifying financial hardship, prior rent will be reinstated back to the time of suspension. The family may use the formal and/or informal grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

These new policies will have a number of positive impacts on the HACP and HACP residents, including, but not limited to, increased rent collections by the HACP, a changed environment where work by adults is the norm, reduction in crime, an increased level of active participation in the HACP self-sufficiency program and, of course, added incentive for residents to become self-sufficient.

In addition, in an effort to further reduce crime in HACP communities, the eviction notification period for lease violations that threaten the health and safety of other resident families and/or HACP employees was reduced to 15 days, the minimum allowable under the laws of the Commonwealth of Pennsylvania. This will speed the process for removing criminals from HACP communities and improve the safety and quality of life for HACP families.

Recertification Policy - In 2009 HACP will revise recertification requirements so that recertification of families participating in the Low Income Public Housing Program will be required no less than once every 24 (twenty-four) months. This change will reduce administrative costs and reduce unnecessary office visits by residents. It will initially apply only to those residents residing in properties owned and managed by the HACP. Residents of privately managed mixed finance properties will continue to be subject to the policies of the management company.

3.4 Occupancy - HACP Communities Approved for Disposition

Several HACP Scattered Sites Communities (PA-22, PA-38, PA-39, PA-50 and PA-51) are approved for disposition under HACP's Homeownership Program. Residents of these communities not desiring to buy their current units are not required to vacate the unit. However, as units in these communities are vacated, the HACP offers the vacated units for occupancy by new residents, who may then choose to participate in the HACP homeownership program to purchase their unit, or may choose to continue to rent the unit.

4.0 CHANGES IN THE HOUSING STOCK

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DISCUSSION

In the final quarter of FY 2007 through 2008, HACP demolished 3 senior high rises (Kelly Street, Auburn and Lou Mason) with a total of 575 units. In addition, in 2008, HACP demolished 105 family units in Phase 1 of Garfield Heights demolition and 2 scattered sites units on Sherwood Ave. (two 2-bedroom units in PA-52). An additional 132 units will be demolished, as part of the Garfield Phase 2 demolition in 2009. Unit projections in this section also anticipate that 129 units will be demolished at St. Clair Village in 2009 and a 42-unit building (#007006) previously approved for demolition, will remain offline for continued use as a maintenance shop. In 2008, HACP will complete construction of 58 new mixed finance units in Bedford Hills Phase II. In 2009, HACP will also complete 48 new LIPH mixed finance units as part of Bedford Phase III, the final rental phase in the Bedford Hills community.

During 2008, HACP augmented its existing scattered sites portfolio with the purchase of an additional 32 scattered site properties. Initially, these newly acquired scattered sites properties will be used for the relocation of Broadhead Manor residents previously displaced by Hurricane Ivan in 2004. After the relocation needs of the former Broadhead Manor residents are met, HACP will offer the newly acquired scattered sites units to all qualified applicants. (In 2009, HACP will also continue the process to either sell or dispose of the remaining 64 units at Broadhead Manor.) Four of the newly acquired scattered sites units will be modified to comply with Uniform Federal Accessibility Standards (UFAS) requirements. In addition, during 2008, three scattered sites units were sold to HACP residents as part of HACP’s homeownership program.

In 2009, to match current HCV voucher program voucher usage with available funding (i.e. the budgeted level for leased housing program assistance), HACP will again allow attrition in the HCV program. HACP expects to reach a leasing level of 4900 vouchers, and may resume new leasing from the waiting list in order to achieve and maintain this level. Any residual funding resulting from a

decline in voucher usage will be used to make up shortfalls in funding for UFAS unit conversions or mixed finance development efforts. See Table 4-2 for projected voucher usage in 2009.

TABLE 4-1 – UNITS IN THE INVENTORY OCTOBER 1, 2008

Public Housing

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	625	1413	1422	285	88	3833
Elderly	1221	96	0	0	0	1317
Total	1846	1509	1422	285	88	5150

Section 8

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1156	1661	1479	308	59	4663
Elderly	423	133	26	3	1	586
Total	1579	1794	1505	311	60	5249

Total

	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1781	3074	2902	593	147	8496
Elderly	1644	229	26	3	1	1903
Total	3425	3303	2928	596	148	10399

Source: HACP Operations Department 10/01/08

Change in HACP Portfolio 01/01/01 to 10/01/08

	01/01/01	01/01/02	10/01/03	10/01/04	10/01/05	10/01/06	09/01/07	10/01/08
LIPH	7,083	6,707	6,693	6,753	6,538	6031	5837	5150
Section 8	3,896	4,272	5,044	5,145	6,305	6511	5650	5249
Totals	11,921	10,979	11,737	11,898	12,843	12,542	11,487	10,399

TABLE 4-2 – UNITS PROJECTED TO BE IN THE INVENTORY – DECEMBER 31, 2009

Public Housing*						
	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	649	1423	1272	266	67	3677
Elderly	1221	96	0	0	0	1317
Total	1870	1519	1278	270	67	4994
Section 8*						
	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1135	1576	1340	280	70	4401
Elderly	350	121	24	3	1	499
Total	1485	1697	1364	283	71	4900
Total						
	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Family	1784	2999	2612	546	137	8078
Elderly	1571	217	24	3	1	1816
Total	3355	3216	2636	549	138	9894

Source: HACP Operations Department 10/01/08

* Note: Public Housing – Projected changes include the demolition of 132 family units in Garfield Phase 2 demolition, the demolition of 129 units at St. Clair Village, the conversion of a 42-unit building (#007006 – approved for demolition) at St. Clair Village into maintenance shops, the demolition of Building #020012 (8 units) at Homewood North, the construction of 58 LIPH mixed finance units in Bedford Hills Phase II, the construction of 48 LIPH mixed finance units in Bedford Hills Phase III, and the construction of 50 LIPH mixed finance units in Garfield Phase I. UFAS Conversions (net unit totals changes) included in Table 4-2:

Murray Towers (-2 Eff.) and Pressley St. (-1 1-bdrm) – Both completed prior to 2007

Allegheny (-6 1-bdrm and -4 2-bdrm for a net loss of 10 units)

Arlington (-6 1-bdrm and -1 2bdrm for a net loss of 7 units)

Glen Hazel High Rise (-14 units including 7 units to create UFAS units and 7 units used to create storage rooms for a net loss of 14 units)

PA-Bidwell (-20 1-bdrm and +10 2-bdrm for a net loss of 10 units)

Not included in Table 4-2 - the planned and ongoing conversion of units to create UFAS compliant units in Bedford Dwellings and Northview Heights High Rise will result in net unit total changes by bedroom size once the work is complete. Due to phasing and construction schedules, not all of the unit adjustments will be complete in 2009. The demolition/disposition of Broadhead Manor is also not included.

TABLE 4-3A –PROJECTED CHANGE IN THE INVENTORY – OCTOBER 1, 2008 THROUGH DECEMBER 31, 2009

	October 1, 2008	December 31, 2009	Change
Public Housing			
Conventional	4219	3987	-252
Mixed Finance	931	1037	+106
Section 8	5249	4900	-349
Total	10,399	9,904	-495

Source: HACP Operations Department 10/01/08

TABLE 4 –3B–COMPONENTS OF CHANGE IN THE MIXED FINANCE INVENTORY – OCTOBER 1, 2008 THROUGH DECEMBER 31, 2009

Development	EIOP BY 10/01/08	EIOP 12/31/09	Change
PA-1-64 New Pennley Place	39		
PA-1-66 Oak Hill (MROP)	80		
PA-1-68 Oak Hill HOPE VI Phase 1A	97		
PA-1-72 Manchester HOPE VI Phase I	20		
PA-1-73 Christopher Smith	25		
PA-1-74 Manchester HOPE VI Phase II	25		
PA-1-75 Manchester HOPE VI Phase III	18		
PA-1-76 Oak Hill HOPE VI Phase 1B	101		
PA-1-78 Manchester HOPE IVa	23		
PA-1-79 Oak Hill HOPE VI Phase 1C	96		
PA-1-80 Silver Lake	75		
PA-1-81 Oak Hill HOPE VI Phase 1D	56		
PA-1-82 Bedford Hills Phase 1A	24		
PA-1-83 Bedford Hills Phase 1B	50		
PA-1-85 North Aiken	62		
PA-1-86 Fairmont	50		
PA-1-87 Legacy Apartments	90		
PA-1-XX Bedford Hills Phase 2	0	58	+58
PA-1-XX Bedford Hills Phase 3	0	48	+48
Total	931	1037	+106

Source: HACP Operations Department 10/01/08

5.0 SOURCES AND USES OF FUNDS

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FY 2009 Consolidated Budget Narrative

This year’s site-based budget is indicative of the continuing and significant changes that HACP has made to streamline human and financial resources. However, given increasingly limited revenues, fiscal challenges still exist.

The FY 2009 Consolidated Budget will involve the following MtW Initiative components:

- Continuation of operating program activities and expenditures in accordance with portfolio size.
- Continuation of Leased Housing/Section 8 Housing Choice Voucher program activities and expenditures within budgetary constraints.
- Continued modernization of building systems at distressed and non-distressed sites.
- Continued upgrades, improvements, and unit conversions as needed to create UFAS compliant units.
- Energy conservation and cost reduction activities.

- Construction, demolition, and planning efforts and related expenditures in support of redevelopment projects.

With respect to funding and reporting flexibility, the MtW demonstration will assist the agency in the following ways:

- Provide a streamlined fungible funding process by way of the “block grant” approach;
- Enable the agency to reallocate funding across programs such that it can, for example, use funds previously designated for Section 8 programming for capital improvements, or use any component of the MtW funds for “HACP MtW Initiatives”.
- Enable the agency to move toward a more rational financing methodology like that of the private sector, wherein it is possible to forecast and present consolidated sources and uses schedules to senior management, Board members, and development partners in a manner that will be less constrained by

HUD program rules and more understandable to the financing community.

Table 5-1a and Table 5-1b present the projected FY 2009 HACP MtW operating and capital programs sources and uses of funds. The tables are intended to show all funding sources – Public Housing Operating, Section 8 Housing Choice Voucher, Capital Fund Program/Replacement Housing Factor, and other sources. The first three programs constitute the funding sources encompassed by the HACP MtW demonstration block grant, and are included as are all funding sources. The FY 2009 site- based budgets are incorporated in these tables as well.

The tables show all anticipated funding revenues and expenditures in a manner that illustrates sources and uses of funds. Generally speaking, the tables present line items using accepted HUD accounts, both on the revenue side and the expenditure side. Table 5-1c provides the reconciliation for the consolidated budget for FY 2009.

MtW Residuals

The MtW program funding rules allow for the creation and use of MtW residuals and reserves. These residuals are generated

primarily as a result of the MtW Section 8 funding rules, which provide funds for all allocated units regardless of lease up status. This mechanism can allow for greater funding to a PHA during the program than would be realized under traditional Section 8 funding.

Any residuals produced in 2009, as well as residuals generated in prior years, if any, will be used to support Leased Housing/Section 8 and/or other MtW initiatives. Other MtW initiatives utilizing MtW residuals include support for development and redevelopment initiatives, including partnerships to create special needs housing. They have also been used to support Homeownership initiatives, Self-Sufficiency initiatives and costs associated with the transition to Site-Based Management.

Special Purpose Funds

The HACP currently has limited special purpose funds. HOPE VI, disaster replacement, state capital grant funds and family self-sufficiency funds are included in the tables on these pages. There are special purpose grant funds for the family self-sufficiency program projected for 2009.

Table 5-1a Sources of Funds – Consolidated Budget for FY 2009

Description	COCC	Non-Dept	AMPS	HCVP	Totals Ops	Modernization	Development	Totals
Subsidy	\$ -	\$ 19,470,220	\$ 20,243,843	\$ -	\$ 39,714,063	\$ -	\$ -	\$ 39,714,063
Subsidy-Fees	\$ 4,116,487	\$ -	\$ -	\$ -	\$ 4,116,487	\$ -	\$ -	\$ 4,116,487
Subsidy-Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsidy-Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dwelling Rent	\$ -	\$ -	\$ 8,991,242	\$ -	\$ 8,991,242	\$ -	\$ -	\$ 8,991,242
Excess Utilities	\$ -	\$ -	\$ 15,673	\$ -	\$ 15,673	\$ -	\$ -	\$ 15,673
Non-Dwelling	\$ -	\$ -	\$ 185,700	\$ -	\$ 185,700	\$ -	\$ -	\$ 185,700
Other	\$ 125,684	\$ 377,051	\$ 478,123	\$ 377,051	\$ 1,357,909	\$ 7,000	\$ -	\$ 1,364,909
Sect 8-Fees	\$ 1,143,090	\$ -	\$ -	\$ -	\$ 1,143,090	\$ -	\$ -	\$ 1,143,090
Sect 8-MtW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sect 8-Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sect 8-Non-MtW-HAP	\$ -	\$ -	\$ -	\$ 41,000,000	\$ 41,000,000	\$ -	\$ -	\$ 41,000,000
Sect 8-Non-MtW-Admin Fees	\$ -	\$ -	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000
CFP-Fees	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000
CFP-Soft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CFP-Hard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,872,617	\$ 375,000	\$ 9,247,617
CFP-Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RHF-Fees	\$ 1,101,600	\$ -	\$ -	\$ -	\$ 1,101,600	\$ -	\$ -	\$ 1,101,600
RHF-Hard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,174,133	\$ 8,174,133
HOPE VI-Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOPE VI-Soft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOPE VI-Hard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadhead-Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadhead-Soft	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Broadhead-Hard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bedford-DCED	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee for Service-Legal	\$ 616,109	\$ -	\$ -	\$ -	\$ 616,109	\$ -	\$ -	\$ 616,109
Fee for Service-MIS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fee for Service-FSS	\$ 2,252,502	\$ -	\$ -	\$ -	\$ 2,252,502	\$ -	\$ -	\$ 2,252,502
Resident Service Grants	\$ 570,601	\$ -	\$ -	\$ -	\$ 570,601	\$ -	\$ -	\$ 570,601
OFFP Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,087,867	\$ 5,087,867
CFFP Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,530,750	\$ -	\$ 6,530,750
ESCO Financing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000,000	\$ -	\$ 20,000,000
Program Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000
Total Revenues	\$ 11,126,073	\$ 19,847,270	\$ 29,914,581	\$ 45,377,051	\$ 106,264,976	\$ 35,410,367	\$ 16,637,000	\$ 158,312,343

Table 5-1b Uses of Funds - Projected Consolidated Budget for FY 2009

Description	COCC	Non-Dept	AMPS	HCVP	Totals Ops	Modernization	Development	Totals
Administrative								
Salaries	\$ 5,101,752	\$ -	\$ 1,337,691	\$ 1,084,959	\$ 7,524,402	\$ -	\$ -	\$ 7,524,402
Benefits	\$ 1,989,683	\$ -	\$ 521,027	\$ 423,134	\$ 2,933,844	\$ -	\$ -	\$ 2,933,844
Fee for Service – Legal	\$ -	\$ -	\$ 516,109	\$ 100,000	\$ 616,109	\$ -	\$ -	\$ 616,109
Outside Legal Contracts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Staff Training	\$ 143,775	\$ -	\$ 32,175	20,000	\$ 195,950	\$ -	\$ -	\$ 195,950
Travel	\$ 158,865	\$ -	\$ 52,059	22,100	\$ 233,024	\$ -	\$ -	\$ 233,024
Property Management Fees	\$ -	\$ -	\$ 3,216,199	703,440	\$ 3,919,639	\$ -	\$ -	\$ 3,919,639
Bookkeeping Fee	\$ -	\$ -	\$ 400,008	439,650	\$ 839,658	\$ -	\$ -	\$ 839,658
Accounting Fees	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -
Auditing Fees	\$ -	\$ -	\$ 42,174	52,826	\$ 95,000	\$ -	\$ -	\$ 95,000
Telephone	\$ 185,749	\$ -	\$ 199,817	5,000	\$ 390,566	\$ -	\$ -	\$ 390,566
Office Supplies	\$ 113,217	\$ -	\$ 40,175	25,000	\$ 178,392	\$ -	\$ -	\$ 178,392
Advertising & Marketing	\$ 73,100	\$ -	\$ 120,000	2,500	\$ 195,600	\$ -	\$ -	\$ 195,600
Publications	\$ 37,550	\$ -	\$ 3,700	1,000	\$ 42,250	\$ -	\$ -	\$ 42,250
Membership Dues & Fees	\$ 60,115	\$ -	\$ 11,590	2,047	\$ 73,752	\$ -	\$ -	\$ 73,752
Postage & Duplicating	\$ 170,400	\$ -	\$ 67,265	20,000	\$ 257,665	\$ -	\$ -	\$ 257,665
Computer Equipment	-	\$ -	\$ -	-	\$ -	\$ 207,150	\$ -	\$ 207,150
Office Furniture & Equip	-	\$ -	\$ -	-	\$ -	\$ 101,225	\$ -	\$ 101,225
Equipment Rental & Maint	-	\$ -	\$ -	-	\$ -	\$ 107,064	\$ -	\$ 107,064
Administrative Contracts	1,522,713	\$ -	\$ 16,460	200,000	\$ 1,739,173	\$ 1,100,000	\$ -	\$ 2,839,173
Office Rent	503,861	\$ -	0	97,876	\$ 601,737	\$ -	\$ -	\$ 601,737
Other Sundry	677,082	\$ -	\$ 103,565	20,511	\$ 801,158	\$ -	\$ -	\$ 801,158
Fee for Service – IT	-	\$ -	0	-	\$ -	\$ -	\$ -	\$ -
Front-line Rent Collect/TARS	(102,407)	\$ -	\$ 102,407	\$ -	\$ 0	\$ -	\$ -	\$ 0
Front-line Occupancy	(854,026)	\$ -	\$ 854,026	\$ -	\$ (0)	\$ -	\$ -	\$ (0)
Front-line Other Depts	(2,163,588)	\$ -	\$ 2,163,588	\$ -	\$ 0	\$ -	\$ -	\$ 0
Private Management Subsidy	\$ -	\$ -	\$ 2,637,611	\$ -	\$ 2,637,611	\$ -	\$ -	\$ 2,637,611
Administrative Total	\$ 7,617,841	\$ -	\$ 12,437,646	\$ 3,220,043	\$ 23,275,530	\$ 1,515,439	\$ -	\$ 24,790,969
					\$ -			\$ -
Asset Management Fee	\$ -	\$ -	\$ 500,280	\$ -	\$ 500,280	\$ 2,301,600	\$ -	\$ 2,801,880

Description	COCC	Non-Dept	AMPS	HCVP	Totals Ops	Modernization	Development	Totals
Tenant Services								
Salaries	\$ 1,093,238	\$ -	\$ -	\$ -	\$ 1,093,238	\$ -	\$ -	\$ 1,093,238
Benefits	\$ 426,363	\$ -	\$ -	\$ -	\$ 426,363	\$ -	\$ -	\$ 426,363
Recreation,Publication,Other	\$ 145,000	\$ -	\$ -	\$ -	\$ 145,000	\$ -	\$ -	\$ 145,000
Contracts & Training	\$ 706,000	\$ -	\$ -	\$ -	\$ 706,000	\$ -	\$ -	\$ 706,000
Front-line	\$ (1,800,000)	\$ 1,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tenant Services Total	\$ 570,601	\$ 1,800,000	\$ -	\$ -	\$ 2,370,601	\$ -	\$ -	\$ 2,370,601
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities								
Water	\$ -	\$ -	\$ 2,389,738	\$ -	\$ 2,389,738	\$ -	\$ -	\$ 2,389,738
Electricity	\$ -	\$ -	\$ 1,888,733	\$ -	\$ 1,888,733	\$ -	\$ -	\$ 1,888,733
Gas	\$ -	\$ -	\$ 6,266,447	\$ -	\$ 6,266,447	\$ -	\$ -	\$ 6,266,447
Sewer	\$ -	\$ -	\$ 1,406,034	\$ -	\$ 1,406,034	\$ -	\$ -	\$ 1,406,034
Debt Service Payment	\$ -	\$ -	\$ 418,638	\$ -	\$ 418,638	\$ -	\$ -	\$ 418,638
Utilities Total	\$ -	\$ -	\$ 12,369,590	\$ -	\$ 12,369,590	\$ -	\$ -	\$ 12,369,590
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance								
Labor	\$ 1,476,805	\$ -	\$ 3,848,002	\$ 37,000	\$ 5,361,807	\$ 206,706	\$ -	\$ 5,568,513
Benefits	\$ 556,454	\$ -	\$ 1,364,670	\$ 14,430	\$ 1,935,554	\$ 80,616	\$ -	\$ 2,016,170
Materials	\$ 89,000	\$ -	\$ 794,963	\$ -	\$ 883,963	\$ -	\$ -	\$ 883,963
Maintenance Equipment	\$ -	\$ -	\$ 78,724	\$ -	\$ 78,724	\$ 127,814	\$ -	\$ 206,538
Outside Contracts	\$ 38,166	\$ -	\$ 1,259,768	\$ -	\$ 1,297,934	\$ -	\$ -	\$ 1,297,934
Fee for Service - FSS	\$ 8,827	\$ -	\$ 2,093,674	\$ 150,000	\$ 2,252,501	\$ -	\$ -	\$ 2,252,501
Maintenance Total	\$ 2,169,252	\$ -	\$ 9,439,801	\$ 201,430	\$ 11,810,483	\$ 415,136	\$ -	\$ 12,225,619
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Protective Services								
Labor	\$ 168,679	\$ -	\$ -	\$ -	\$ 168,679	\$ -	\$ -	\$ 168,679
Benefits	\$ 65,785	\$ -	\$ -	\$ -	\$ 65,785	\$ -	\$ -	\$ 65,785
Materials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600,000	\$ -	\$ 2,600,000
Protective Services	\$ 234,464	\$ -	\$ -	\$ -	\$ 234,464	\$ 2,600,000	\$ -	\$ 2,834,464
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General								
Compensated Absences	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 78,214	\$ -	\$ 293,743	\$ 19,700	\$ 391,657	\$ -	\$ -	\$ 391,657

Description	COCC	Non-Dept	AMPS	HCVP	Totals Ops	Modernization	Development	Totals
General Liability	\$ 75,000	\$ -	\$ 284,399	\$ 19,799	\$ 379,198	\$ -	\$ -	\$ 379,198
Other Insurance	\$ 150,000	\$ -	\$ 597,399	\$ 25,000	\$ 772,399	\$ -	\$ -	\$ 772,399
Bad Debt - Tenants	\$ -	\$ -	\$ 354,975	\$ -	\$ 354,975	\$ -	\$ -	\$ 354,975
Other General	\$ 46,900	\$ -	\$ 4,425	\$ -	\$ 51,325	\$ -	\$ -	\$ 51,325
Housing Assistance Payments	\$ -	\$ -	\$ -	\$ 36,500,000	\$ 36,500,000	\$ -	\$ -	\$ 36,500,000
General Total	\$ 350,114	\$ -	\$ 1,534,941	\$ 36,564,499	\$ 38,449,554	\$ -	\$ -	\$ 38,449,554
Other Financial Items								
Operating Transfer In	\$ -	\$ -	\$ (7,367,679)	\$ -	\$ (7,367,679)	\$ (9,773,713)	\$ (300,000)	\$ (17,441,392)
Operating Transfer Out	\$ -	\$ 14,041,392	\$ -	\$ 3,400,000	\$ 17,441,392	\$ -	\$ -	\$ 17,441,392
Extraordinary Maintenance	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 456,747	\$ -	\$ 1,456,747
Capital Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,046,750	\$ 16,937,000	\$ 53,983,750
Reserve for Capital Projects	\$ 183,801	\$ 3,751,485	\$ -	\$ 1,847,174	\$ 5,782,460	\$ 7,000	\$ -	\$ 5,789,460
Debt Service Payments	\$ -	\$ 254,393	\$ -	\$ -	\$ 254,393	\$ 841,408	\$ -	\$ 1,095,801
Other Financial Items Total	\$ 183,801	\$ 18,047,270	\$ (6,367,679)	\$ 5,247,174	\$ 17,110,566	\$ 28,578,192	\$ 16,637,000	\$ 62,325,758
Total Uses	\$ 11,126,073	\$ 19,847,270	\$ 29,914,579	\$ 45,233,146	\$ 106,121,068	\$ 35,410,367	\$ 16,637,000	\$ 158,168,435

Table 5-1c Reconciliation – Projected Consolidated Budget for FY 2009

	COCC	Non-Dept	AMPS	HCVP	Totals Ops
Total Revenues	11,126,073	19,847,270	29,914,580	45,377,051	105,694,373
Total Uses	11,126,073	19,847,270	29,914,580	45,233,147	105,550,469
Income / Loss	-	-	-	143,904	143,904

Table 5-2 Operating Reserve Projections

Program	Beginning of Year January 1, 2008 Audited	FY 2008 Budgeted Surplus	Forecast End of Year December 31, 2008 Projected	FY 2009 Budgeted Surplus	Forecast End of Year December 31, 2009 Projected
Public Housing	\$ 20,354,798	\$ -	\$ 20,354,798	\$ -	\$ 20,354,798
Section 8	\$ 7,645,119	\$ 2,542,171	\$ 10,187,290	\$ 60,904	\$ 10,248,194
Totals	\$ 27,999,917	\$ 2,542,171	\$ 30,542,088	\$ 60,904	\$ 30,602,992

The Housing Authority of the City of Pittsburgh believes that the current reserve is adequate relative to routine operational activities, however is not sufficient to allow the Authority to continue forward with all MtW planned activities.

The projected January 1, 2009 reserve levels result from a combination of planned and unplanned expenditures below revenue levels. HACP has continued reducing over budget spending in the HCVP program through voucher holder attrition and by improving internal processes. The outcome of improved efficiency in all programs is an anticipated surplus in FY 2009, replenishing reserves depleted by over-budget spending in the HCVP in prior years and generation of Moving To Work residual funding for use in pursuing UFAS, modernization, redevelopment, and other MtW initiatives in current and future years.

Discussion of Changes from previous year plans

The FY 2009 Operating and Capital budget presentations are not significantly changed from the FY 2008 Annual Plan. A sub-total column for Total Ops (operating) has been added, and columns previously labeled CFP/RHF and HOPE VI/Other Capital have been re-labeled Modernization and Development, respectively, and now more accurately reflect the uses of funds. Overall increase in budgeted expenditures reflects increased Capital outlays, including about \$20 million representing work related to the ESCO.

Unaudited Draft 2008 Year-To-Date Expense Information

Actual Expenses (September 30, 2008)

Expense Category	Public Housing	MtW Sect 8	CFP	MtW Total
Administrative				
Salaries	\$ 3,005,506	\$ 575,581	\$ 1,130,187	\$ 4,711,275
Benefits	\$ 893,398	\$ 153,017	\$ 307,544	\$ 1,353,959
Consultants/Contracts	\$ 612,822	\$ 211,618	\$ 647,133	\$ 1,471,572
Legal Expense	\$ 118,228			\$ 118,228
Audit Fees	\$ 93,410			\$ 93,410
Office Supplies	\$ 77,202	\$ 12,889	\$ 4,377	\$ 94,468
Training and Travel	\$ 151,256	\$ 23,949	\$ 18,471	\$ 193,675
Private Management Subsidy	\$ 1,862,967			\$ 1,862,967
Telephone	\$ 291,888	\$ 6,154	\$ 13,936	\$ 311,978
Postage & Duplicating	\$ 94,339	\$ 46,037	\$ 11,931	\$ 152,307
Other	\$ 771,771	\$ 14,481	\$ 52,734	\$ 838,986
Computer Equipment	\$ 16,851	\$ 9,669	\$ 73,840	\$ 100,360
Office Furniture & Equip	\$ 551	\$ 3,760		\$ 4,311
Tenant Services				
Salaries	\$ 649,039	\$ 312,571		\$ 961,610
Benefits	\$ 201,779	\$ 106,298		\$ 308,078
Recreation, Publications, Other	\$ 25,553			\$ 25,553
Contracts & Training	\$ 374,234	\$ (2,000)		\$ 372,234
Utilities				
Water	\$ 1,236,389		\$ 841	\$ 1,237,230
Electricity	\$ 1,585,358		\$ 13,285	\$ 1,598,643
Gas	\$ 3,987,827		\$ 3,632	\$ 3,991,459
Labor				
Expense Category	Public Housing	MtW Sect 8	CFP	MtW Total
Sewage	\$ 1,195,972		\$ 549	\$ 1,196,520

Maintenance				
Labor	\$ 4,455,533	\$ 255,633		\$ 4,711,166
Benefits	\$ 1,584,427	\$ 86,840		\$ 1,671,267
Materials	\$ 740,823			\$ 740,823
Contract Costs	\$ 404,906			\$ 404,906
Maintenance Equipment	\$ 22,869			\$ 22,869
Facility Supportive Services	\$ 604,836			\$ 604,836
Protective Services				
Salaries			\$ 1,566,585	\$ 1,566,585
Benefits			\$ 444,027	\$ 444,027
Materials			\$ (19,623)	\$ (19,623)
Contracts			\$ 613,943	\$ 613,943
General				
Rent	\$ 279,363	\$ 63,496	\$ 94,348	\$ 437,207
Insurance	\$ 627,364	\$ 8,805		\$ 636,170
Gas & Diesel Fuel	\$ 87,873		\$ 26,756	\$ 114,630
Collection Loss	\$ 238,883			\$ 238,883
Other				
Extraordinary Maintenance	\$ 3,042			\$ 3,042
Capital Expenditures			\$ 12,514,041	\$ 12,514,041
Housing Assistance Payments		\$ 26,879,793		\$ 26,879,793
Total Expenses	\$ 26,296,257	\$ 28,768,592	\$ 17,518,537	\$ 72,583,387

6.0 CAPITAL PROGRAM – NEIGHBORHOOD STABILIZATION PROGRAM

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HOPE VI.....3

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OVERVIEW

HACP is committed to providing safe, decent, sanitary and affordable housing to low-income residents of the City of Pittsburgh. In order to be successful in this goal, HACP must provide housing that not only gives residents a strong sense of safety and community, but also contributes to stabilizing the surrounding neighborhoods. In the mid-1990s, HACP began to improve whole communities, including the surrounding neighborhoods, utilizing HUD’s HOPE VI program funding model. As a result, HACP has been able to completely change the appearance of public housing in three of HACP’s most severely deteriorated communities; Allequippa Terrace, Manchester and Bedford Additions, through the demolition of the old non-viable public housing units and the development of new mixed-income communities. In addition to the HOPE VI program, HACP has utilized a variety other financing tools, such as Low Income Housing Tax Credits (LIHTC) and MtW flexibility to replace non-viable housing units and develop new mixed-income housing opportunities for HACP residents.

In 2009 HACP will continue to pursue Bond Financing and/or other debt financing mechanisms to leverage public housing Capital Fund dollars and/or other funding allocations to support planned development and modernization activities in 2009, and will submit such debt financing plans to HUD for approval.

During 2008 HACP procured the services of Honeywell International to implement the recommendations of the Investment Grade Audit (IGA), conducted by the same firm under a separate procurement in 2007. Under the Energy Services Agreement (ESA),

HACP anticipates to realize approximately \$3.2 Million annually in energy related savings over the next 12 years. Under the ESA, Honeywell will perform extensive retrofitting and upgrading of electric, water, heating, cooling and other energy savings measures, including the installation of a geothermal heating and cooling system at three HACP communities. These are Arlington, Homewood North and Northview.

Over the next several years, HACP plans to complete redevelopment activities initiated in prior years and focus on initiating new redevelopment activities for the most severely deteriorated remaining communities.

HOPE VI – HACP expects to complete the HOPE VI activities for Manchester and Oak Hill and close out these two grants. Efforts to initiate Phase II at Oak Hill have begun, as have additional pre-development activities as a result of the successful award of LIHTC tax credits from the Pennsylvania Public Housing Financing Agency (PHFA) in May 2008. At Bedford Additions, HACP began construction of the final phase in March 2008 and completion is scheduled for spring of 2009. Close-out of the grant is anticipated in 2009.

Comprehensive Redevelopment – In 2009, HACP will continue planning and development activities for the comprehensive redevelopment of Garfield Heights, a severely distressed public housing community. The second phase (Phase II) of the Garfield Heights redevelopment was successfully awarded LIHTC tax credits by PFHA in May 2008. As a result, HACP plans to commence construction in 2009.

Partial Redevelopment/Assessment of Repositioning Strategies – St. Clair Village and Northview Heights are distressed public housing communities with significant physical improvements needs, high crime rates and high vacancy rates. In prior year plans, HACP identified partial redevelopment, in the form of targeted demolition of units and limited construction of new units as the approach in the best interests of the HACP and residents. HACP believed that this approach, combined with various policy and management improvements, would improve the safety, livability, and marketability of each community. Initial demolition at St. Clair took place in 2007. However, there is not sufficient funding available to continue partial redevelopment activities at these two communities in 2009. At Northview Heights, recent trends support HACP’s belief that policy changes and management improvements can improve the conditions at this property resulting in a viable and stable community. In 2009, HACP will evaluate if limited additional selective demolition would be beneficial, and may seek funding for these initiatives. At St. Clair Village assessment of recent trends and other factors completed in 2008 suggest that conversion/disposition is the only viable future direction for this community. The situation at these locations is discussed further below.

Replacement Senior Housing – HACP has no plans for Additional Senior Housing in 2009, but will continue to assess market conditions for Kelly Street replacement and other senior housing development opportunities.

Demolition/Disposition – HACP will continue to evaluate demolition and disposition alternatives for non-viable communities and/or property that is no longer needed for public housing. HAHACP intends to demolish an 8 unit building at Homewood North upon receiving approval from HUD. The building in which the units reside have significant structural problems due to underground stream water eroding the foundation of the building. HACP will also evaluate demolition and/or disposition of various scattered site units that may require modernization work that costs substantially more than the property is worth, and vacant properties located throughout the city.

HOPE VI SUPPORTED REDEVELOPMENT ACTIVITIES – Additional progress or completion and close-out of the following remaining HOPE VI redevelopment grants:

Manchester

The Manchester HOPE VI project is complete.

Oak Hill

Once the largest and most distressed public housing site in Pennsylvania, Allequippa Terrace has been transformed into a modern mixed-income community, with a mix of 670 public housing, tax credit, and market rate units. Over \$110 million in public and private funds were invested in the Oak Hill Phase I community. With the award of LIHTC in the May 2008, Oak Hill Phase II is poised to begin construction in 2009. The first planned Phase II development area is the Wadsworth Development, which includes renovation of the Wadsworth Hall Community Center and development of 45 low income and 41 market rate units. When completed, Oak Hill Phase II will include a total of seven development areas comprising 450 mixed income units, plus retail, office and recreational facilities. The developer plans for Phase IIA, the Wadsworth Phase, to have 45 affordable and 41 market rate units.

Bedford Additions

The final rental Phase III will consist of 88 public housing and affordable units, which started construction in the spring of 2008, and completion is scheduled for the spring of 2009. This project is supported by Tax-exempt bond financing and 4% tax credit allocation awarded in November 2007. In addition, in 2007 HACP and its partners completed construction of the first 8 of 29 projected homeownership units off site (stage 1), and started construction of the eight stage 2 units. In 2008, HACP expects to complete the construction of the stage 2 units and start the construction of seven stage 3 units. In 2009, HACP expects to complete the stage 3 units and start construction of the final six stage 4 units.

COMPREHENSIVE REDEVELOPMENT – In 2009 HACP will continue development activities for the comprehensive redevelopment of the severely distressed Garfield Heights public housing community. Comprehensive redevelopment of Addison Terrace continues to be part of the long term plan of the HACP, but no additional activity, expenditure, or obligation is expected in 2009.

Garfield Heights

In 2007, the Housing Authority of the City of Pittsburgh completed relocation of all Phase I residents to the surrounding community and/or other Housing Authority communities. In September 2007, the Pennsylvania Housing Financing Agency's tax-credit application was awarded \$11,180,900 in tax-credits. Demolition of Phase I units was completed in June 2008. Construction of the on-site units is scheduled to be completed by December 2009.

In addition, HACP's development partner was awarded, in May 2007, another allocation of tax credits for the Phase II of the Garfield Heights redevelopment. Phase IIA as proposed will construct 45 mixed income units (25 public housing, 10 tax credit, and 10 market rate), and would require demolition of 40 of the remaining original family units. In order to prepare for both Phase IIA and the planned Phase IIB, HACP will proceed with relocation and demolition of the entire Phase II area of 127 units.

Addison Terrace/Addison Additions

The HACP will continue to operate Addison Terrace and does not anticipate any additional expenditures relating to redevelopment in 2009. HACP will continue to pursue discussions with Hill District stakeholders, City of Pittsburgh planners and other parties to include consideration of Addison Terrace redevelopment strategies in emerging efforts to develop a Master Plan for Hill District development.

PARTIAL REDEVELOPMENT/OPERATIONAL IMPROVEMENT/ASSESSMENT OF REPOSITIONING STRATEGIES – In previous plans, HACP identified planning and development activities for partial redevelopment at Northview Heights and St. Clair Village. Unfortunately, funding is not available to pursue additional redevelopment activities in 2009.

Northview Heights

HACP's Northview Heights Community was constructed in 1963. Targeted demolitions completed over the last several years result in a community that now consists of 501 family dwelling units in 78 family buildings and a 91 unit elderly high-rise. In an effort to improve the long-term viability of the whole community, HACP initiated a number of operational, management, security, and human service enhancements in 2007 and 2008 that will be further pursued in 2009 and are expected to significantly reduce both crime and the vacancy rate at this community. These steps, which do not involve construction or demolition activity, include the agency wide ACOP and lease revisions described elsewhere in this plan and aggressive enforcement of those provisions. Enhanced security and

cooperation with city police will contribute to the reduction of crime, and HACP has begun to utilize the gatehouse to enforce requirements to show ID upon entrance to the community and is now utilizing armed security guards at this location (formerly the security guards were unarmed). It is believed that these steps will reduce crime and improve the perception of the community allowing its positive aspects to stand out and resulting in substantially increased occupancy. Positive features of Northview Heights, in addition to its evolution as a gated community, include the Creative Arts Corner recording studio and dance studio and programs, a modern gymnasium, recently refurbished and lighted baseball fields with refreshment stand, basketball courts, a newly re-opened convenience store on site, on-site health care services, a reading center and after school programs for children of all ages. Commanding views from the high rise and lots of open space in the new smaller Northview Heights create optimism for a turnaround to full leasing and further evolution of Northview Heights as a positive place to live for all residents.

In 2008 HACP completed the cost analysis under potential required conversion candidates guidelines, and determined that continued operation as public housing was less costly than other alternatives. Based in part on this assessment, HACP will proceed with improvements via an Energy Savings Contract. These improvements include new geo-thermal heating system, which will also bring air conditioning to Northview Heights Estates. This should further improve the desirability of Northveiw Heights and contribute to additional vacancy reductions. This work, as well as work to create UFAS units, is included in Chapter 7.

St. Clair Village

HACP's St. Clair Village once had 680 family units, but failed the 1998 viability assessment. Demolition of the three story walk-ups in this community reduced the number of units to 456. These units are isolated with limited community services available. Over 50% of these units remained vacant, largely due to low market demand, high density, crime and perceptions of crime. In an effort to improve the long-term viability of the whole community, HACP evaluated partial demolition/redevelopment alternatives for this community. HACP also utilized the potential required conversion calculator in completing cost analysis of possible additional demolition options, but determined that continued operation as public housing did not appear viable.

In 2009, HACP will engage residents and other stakeholders to develop a comprehensive conversion plan to identify the best use of this asset and appropriate housing for community residents. During that planning process, HACP will continue to maintain the property and will continue social service programs.

The result of the planning process will be a conversion and/or disposition plan which would remove St. Clair village from the Low Income Public Housing portfolio no later than June, 2010, which will be submitted to HUD in 2009; HACP will continue to proceed

with steps necessary for construction of UFAS units at St. Clair Village for completion no later than June 2010. Funding for design costs are included in the Agency-wide A/E Services item in Table 7-1.

REPLACEMENT SENIOR HOUSING – In 2009 HACP will continue to explore opportunities for development of a Kelly Street Replacement facility, but no additional expenditures are expected related to these efforts in 2009.

OTHER DEMOLITION/DISPOSITION – Planning and implementation activities related to additional planned demolition and disposition activities.

Broadhead Manor

Broadhead Manor once had more than 428 housing units in 56 buildings. In the mid-1990s, HACP demolished 364 of these units and remodeled the remaining 64 units. In September of 2004, 48 of the 64 units were flooded in the aftermath of Hurricane Ivan. During 2005, HACP explored alternatives for repair or redevelopment of the site. Repair of the 48 flooded units was determined to be infeasible, so redevelopment planning began in late 2005. On site development was determined to be infeasible due to site limitations and low market demand for this isolated, largely industrial, location. In 2007, HACP began working with residents to acquire units, primarily in the West End of the City of Pittsburgh, to accommodate affected families as an alternative to on-site development. This strategy to acquire replacement housing continued in 2008, and required repairs and remodeling of some acquired houses. Additionally, the replacement housing strategy included the acquisition or modification of acquired units to comply with UFAS accessibility requirements. HACP will complete all remodeling activity in 2008 and proceed in 2009 with the steps necessary for disposition of the Broadhead Manor property.

Scattered Sites Demolition/Disposition

During 2009, HACP will continue evaluating demolition and/or disposition options for various scattered site units and properties that have either been severely damaged by fire and/or are not structurally sound making the costs of rehab excessive and the units non-viable; and/or units that require modernization work whose estimated costs are excessive in comparison to the value of the property; and/or disposition of vacant properties which are not suitable for future construction by the HACP or its development partners. Costs for these activities are included in Chapter 7.

ADDITIONAL INFORMATION

The following Table provides additional details regarding the above activities:

TABLE 6-1 FY 2008 NEIGHBORHOOD STABILIZATION PROGRAM

Summary of Neighborhood Stabilization Activities				
Site	Scope of Work	Projected 2009 HACP Expenditures	Total Projected HACP Investment	Comments
Oak Hill	Phase II Wadsworth	\$3,000,000	\$9,077,000	Initiative Partnership raised tax credit equity in support of a mixed finance development of 86 market rate units and redevelopment of the community center.
Bedford Additions HOPE VI	Phase III Rental	\$250,000	\$12,081,862	Phase III rental of Bedford HOPE VI will have approximately 55 units on- site and 33 units off-site. All are planned to be public housing and affordable. 2009 costs will only include any remaining bond collateralization costs.
Bedford Additions HOPE VI	Phase 3 Homeownership - 29 units	\$125,000	\$3,257,012	Stages 1 and 2 have completed for a total of 16 units. Stage 3 is expected to begin in 2009 and will consists of up to 13 units.
Garfield Phase I	Redevelopment	\$9,500,000	\$14,551,000	Phase I includes 90 units on-site (50ph, 20 affordable, 20 market rate) and a new community center. 2009 expenditures include infrastructure, site preparation and completion of residential construction activities. The projected investment number does not include a \$3,000,000 bridge loan that will be repaid upon completion of construction.

Garfield Heights Phase II	Redevelopment	\$3,000,000	\$8,000,000	Phase II includes 45 units on-site (25ph, 10 affordable, and 10 market rate). 2009 expenditures include infrastructure and site preparation completion. The projected investment number includes infrastructure, site preparation and residential construction.
Garfield Phase II	Demolition and Abatement	\$762,000	\$762,000	Estimated cost to demolish units in preparation for the Phase II Mixed Income Development. Demolition is expected to be completed by the end of March 2009.
Sojourner House	Supportive Housing	\$300,000	\$1,300,000	Completion of construction is anticipated in 2009.

Totals \$16,937,000 \$49,028,874

Note: The numbers presented in this table as projected 2009 expenditures include previously obligated amounts that will be expended in 2008 and 2009 as well as amounts not yet obligated that are projected to be both obligated and expended in 2008 and/or 2009. Please also see the chart at the end of Chapter 7 regarding proposed development activities and available funding.

7.0 CAPITAL PROGRAM – HOUSING PRESERVATION

OVERVIEW..... 1

TABLE 7-1 FY 2009 HOUSING PRESERVATION CAPITAL PROGRAM SUMMARY..... 2

**TABLE 7-2 SUMMARY OF SOURCES & USES RELATED TO FY2009 CAPITAL PROJECT SPENDING & CAPITAL FUND PROGRAM
REVENUE USES..... 5**

OVERVIEW

In 2008, HACP continued implementation of its Capital Fund Program based on its 2004 Physical Needs Assessment of all public housing properties. Based on this Physical Needs Assessment, annual REAC inspection reports and input from site management, HACP projected that more than \$35 million dollars in capital improvements were necessary over the subsequent five-year period to implement the plan. In 2005, HACP entered into a Voluntary Compliance Agreement with HUD detailing actions that would be taken by HACP to comply with Section 504. Under this Agreement, HACP will be making at least 264 dwelling units UFAS accessible over the subsequent 5 years. In 2009, HACP plans to make an additional sixty-five (65) units fully 504/UFAS compliant in order to achieve or exceed the cumulative minimum total of two hundred forty-five (245) units by December 31, 2009. This is in addition to completion of any units scheduled for completion in 2008 but not completed by December 31,2008.

HACP expects completion of 65 units at numerous locations in 2009. Work to be completed is reflected in the pages below (except for work to be completed by private management entities at mixed finance developments). In some cases, the plans described below (and in Chapter 6) are modified from the plans described in notes sections of the original VCA unit plan, but are consistent with the currently approved unit plan. If any future changes to development or modernization plans that impact the number of UFAS units to be completed or the bedroom breakdown of UFAS units to be completed over the course of the VCA are considered, requests to modify the UFAS unit plan will be submitted once the prerequisites for such submissions (such as the submission of demolition/disposition applications) are completed.

Units scheduled to be completed in 2009 (in addition to those scheduled for 2008 but still pending completion) include Bedford Dwellings (13), Scattered Sites (11), Northview Heights Family Community (26), Garfield Heights Family Community (3), Homewood North (7) and Addison Terrace (3).

In addition, HACP has completed 11 additional UFAS units that are not included on the approved VCA UFAS unit list.

In 2006, HACP performed a Lead Based Paint Assessment of certain properties and began implementing necessary abatement actions in 2007 and 2008 and will continue this effort in 2009. In 2008, HACP started \$2.3 Million 504/UFAS work at Bedford Dwellings that is scheduled to be completed in 2009.

In 2007, HACP procured Honeywell International, Inc to conduct an investment grade energy audit to identify potential energy efficient cost savings that may be utilized to fund future modernization projects. Following that authorization, HACP and Honeywell entered into a contract pursuant to which Honeywell prepared an Investment Grade Audit (IGA) to determine the work scope that would provide the greatest benefit to HACP, including improved resident comfort, reduced energy and water consumption, reduced utility costs and the utilization of environmentally-responsible technologies that will result in substantial reduction of greenhouse gases compared to current levels.

Upon completion of the IGA, HACP and Honeywell negotiated and entered into an Energy Services Agreement (“ESA”) that will result in Honeywell investment of \$20 Million in energy conservation measures (ECMs) including water/sewer conservation, lighting, envelope improvements, roofs and insulation, temperature controls, HVAC improvements including introduction of geothermal heating and cooling systems at various HACP communities and properties. The following HACP communities and/or properties will benefit from the ECMs: Addison Terrace, PA-1-1, Bedford Dwellings, PA-1-2, Arlington Heights, PA-1-4, Allegheny Dwellings, PA-1-5, Northview Heights, PA-1-9, Northview High Rise, PA-1-9H, Hamilton Larimer, PA-1-11, Pennsylvania Bidwell, PA-1-15, Pressley Street, PA-1-17, Homewood North, PA-1-20, Murray Towers, PA-1-31, Glen Hazel Family, PA-1-32, , Caliguir Plaza, PA-1-41, Finello Pavilion, PA-1-44, Morse Gardens, PA-1-45, Carrick Regency, PA-1-46 and Gualtieri Manor, PA-1-47.

Furthermore, in 2008, HACP awarded a contract to the Federal Mortgage Association (“FannieMae”) through HUD’s Capital Fund Financing Program (“CFFP”) for FannieMae to provide financing to HACP in the amount of \$26.9 Million of which \$10 Million will be used to make the Northview Family Community UFAS compliant. In 2009, a new Physical Needs Assessment will be completed. Completion is expected by June 30, 2009.

HACP plans to spend **\$37,046,750.00** in 2009 to complete the projects started in 2008 and to begin additional projects to address some of the deficiencies identified in HACP’s physical needs and other assessments and to complete UFAS work required by the VCA plus work under the ESA. These improvements will benefit residents in numerous HACP communities as described in the chart below.

TABLE 7-1 FY 2009 HOUSING PRESERVATION CAPITAL PROGRAM SUMMARY UPDATE

Region I			
Site	Scope of Work	Projected 2009 Expenditures	Comments
Addison Additions	504/UFAS	\$1,200,000.00	Work will start in 2009 to create three (3) fully accessible and certified UFAS units in the Addison community.
Addison Additions	Rec Center Roof Replacement	\$121,000.00	The Addison Recreation Center roof is scheduled to be replaced in 2009
Bedford Dwellings	504/UFAS	\$980,000.00	Work started in 2008 to convert thirty-(30) units into twenty one-(21) 504/UFAS compliant units. Six (6) units were completed in 2008. Completion of 2 units scheduled for 2008, plus 13 units scheduled to be completed in 2009, is expected in 2009.
Bedford Dwellings	Fire Alarms	\$700,000.00	Work will start work on fire alarm systems in 2009. The estimated budget for the fire alarm system is \$700,000.

Region II

Site	Scope of Work	Projected 2009 Expenditures	Comments
Northview Heights Highrise	504/UFAS	\$357,000.00	HACP commenced work in 2008 to make 5 units UFAS compliant in the high-rise, originally scheduled to be completed in 2008. The work will be completed in 2009. The total project cost is \$857,000.00, with an estimated \$357,000 to be expended in 2009.
Northview Heights High-rise	Roof Replacement	\$312,000.00	Roof replacement will be undertaken in 2009 with estimated costs of \$312,000.
Northview Heights Family Community	504/UFAS	\$5,861,750.00	HACP will commence work to make 26 units UFAS compliant in 2009. The 504/UFAS work is inclusive of the work in the units, spaces for service providers, the recreation center, management office, site work and accessible routes to the various programs in the Northview community. HACP will also perform work on an additional 26 non-UFAS units for a total of 52 units that will be off-line during construction.

Homewood North	504/UFAS	\$952,000.00	HACP will commence work to make 7 units UFAS compliant in 2009. The estimated total cost for the UFAS is \$1,421,000.00
Homewood North	Demolition of Building 12	\$48,000.00	The estimated cost for demolition of Building 12 is \$48,000.

Region III

Site	Scope of Work	Projected 2009 Expenditures	Comments
Glen Hazel High-rise	Renovations & Improvements	\$150,000	The Glen Hazel High-rise renovations and improvements work will be completed in 2008. However, closeout may be completed in 2009. The total project cost is \$6.1 Million.
Morse Gardens	Elevator	\$75,000	Work to refurbish and upgrade the elevators started in 2008 and will be completed in 2009.
Morse Gardens	504/UFAS	\$50,000	Perform work to convert 4 units into UFAS compliant units at the Morse Gardens Senior Facility. The total project cost is \$479,465. The work is expected to be completed in 2008 with punchlist and closeout in 2009.
Finello Pavillion (South Oakland)	504/UFAS	\$90,000	Perform work to convert 6 units into UFAS compliant units at Finello Pavillion (four as per the UFAS Unit Plan, plus two additional). The total project cost is \$948,900. The work is expected to be completed in 2008 with punchlist and closeout in 2009.
Finello Pavilion	Elevator	\$100,000	Work to refurbish and upgrade the elevators started in 2008 and will be completed in 2009.
Finello Pavilion	Retaining Wall and Chiller Replacement	\$150,000	Work to replace the retaining wall and chiller at Finello will take place in 2009.
Gualtieri Manor (Beechview)	Elevator	\$100,000	Work to refurbish and upgrade the elevators will start in 2009 and completed in 2010. The estimated total project cost is \$330,000.
Mazza Pavilion	Design/Build	\$2,500,000.00	Work may include gutting the entire building to MEP to address mold problem found in the building, or other options. The selected contractor will both design and complete construction work. Total project cost is estimated at approximately \$2,500,000.00.
Scattered Sites	504/UFAS	\$ 2,000,000	Work will start on 11 504/UFAS units in 2009 with projected completion by December 31, 2009. Total project cost is \$2,233,000.00

Scattered Sites	Demolition	\$100,000	\$100,000	Planned demolition and/or disposition of various scattered site units that are fire damaged and/or structurally unsound.
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HACP-Wide

Site	Scope of Work	Projected 2009 Expenditures	Comments
Authority-wide	Energy Performance Contract - Energy Conservation Measures	\$20,000,000	Started work in 2008 on Energy Conservation Measures (ECMs) including water/sewer conservation, lighting, envelope improvements, roofs and insulation, temperature controls, HVAC improvements including introduction of geothermal heating and cooling systems in various HACP communities and properties. The cost of this project will be repaid from energy savings and energy savings guarantee by the ESCO. The total project cost is \$25 Million and the work is scheduled to be completed in 2009.
Authority-wide	Hazardous Materials Abatement	\$200,000	Remediation of Lead and other hazardous materials as necessary. Also procure new professional environmental services consultant.
Authority-wide	A/E Services	\$1,000,000	A/E and other professional services associated with modernization projects, including 504/UFAS conversion work.

Grand Total \$37,046,750.00

Note 1: The numbers presented in the table above as projected 2009 expenditures include previously obligated amounts that will be expended in 2009 as well as amounts not yet obligated that are projected to be both obligated and expended in 2009.

Note 2: Additional activities and expenditures not identified as Capital Outlays in Chapter 5, such as CFFP Loan Debt Service, Costs for a Physical Needs Assessment, and Construction Management services are not included in the this chart.

TABLE 7-2 Summary of Sources & Uses Related to FY2009 Capital Project Spending & Capital Fund Program Revenue Uses

Summary of Sources and Uses Related to FY2009 Capital Project Spending and Capital Fund Program Revenue Uses

Uses	Projected Expenditures	As of November 1, 2008
Development Costs from Chapter 6	\$16,937,000	
Modernization Costs from Chapter 7	\$37,046,750	
CFP/RHF/Other to support Administration and Operations*	\$8,130,330	
Total	\$62,114,080	
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Sources		
Oak Hill Program Income	\$3,000,000	
2008 CFP	\$9,247,617	
2008 RHF	\$8,174,133	
Pre-2004 Section 8 Reserves	\$ 300,000	1
Other Section 8 Reserve/Residuals	\$3,100,000	
LIPH funds to be used for UFAS work	\$6,673,713	
Energy Performance Financing	\$20,000,000	
Capital Fund Financing Loan	\$6,530,750	
Operating Fund Financing Loan (Fannie Mae Community Express Loan)	\$5,087,867	
Total	\$62,114,080	

* This amount represents Administrative Costs included in the HACP Board approved Capital Budget that are not reflected in the charts in Chapters 6 and 7. These costs are reflected in Table B-1b Uses, in the Modernization column, Administrative Total, Asset Management Fee, Maintenance Total (for Forced Account Lead Paint Abatement and Maintenance Equipment), Protective Services, and the Extraordinary Maintenance and Debt Service Payments line items under Other Financial Items.

8.0 MANAGEMENT INFORMATION FOR LIPH AND SECTION 8 UNITS

PUBLIC HOUSING UNITS.....1

LEASED SECTION 8 UNITS.....3

TABLE 8-1 VACANCY RATES PRESENT & PROJECTED.....7

PUBLIC HOUSING UNITS

Occupancy Levels – September 1, 2007 to October 1, 2008

LIPH occupancy in the period from September 1, 2007 to October 1, 2008 declined by 116 occupied units (from 4231 to 4112 occupied units respectively). HACP anticipates LIPH occupancy to remain stable at about 4200 occupied units through the end of 2008 or to increase slightly as development (including Bedford Phase II) and modernization projects are completed.

Occupancy Levels – 2009

During the latter part of 2007 and in 2008, the HACP demolished 682 units in 5 communities: 294 units in Auburn/Hamilton Larimer, 132 units at Kelley Street, 149 units at Lou Mason/Addison Addition, 105 units in the first phase of Garfield demolition and 2 irreparably damaged scattered sites units (Sherwood Ave.). In the same time period, HACP completed the construction of 6 scattered sites units in Manchester and will complete an additional 58 mixed finance units in Phase II of Bedford Hills by the end of 2008. In 2008, HACP completed the purchase of 33 scattered sites units for initial use by relocated Broadhead residents. In 2009, Phase III of Bedford Hills (48 LIPH units) will be completed and construction for Phase I of Garfield (approximately 50 LIPH units) will be completed by the end of the year. HACP LIPH occupancy is expected to increase in 2009 as modernization projects are completed and new communities come online. See Table 8-1 for projected HACP occupancy by community in 2009.

Rent Collections

Rents uncollected in FY 2008 for all HACP communities were 2.64% (through October 1, 2008) versus 2.73% for FY 2007. The HACP attributes the continued low rate of rents uncollected for HACP to the following factors:

- The change from a 30-day notice to a 15-day notice for posting of eviction action processing of delinquent accounts. Under the previous 30-day notice, accounts could accrue two months of overdue rent charges by the time management could act on the delinquency. Changing to a 15 day notice reduces the amounts owed on accounts when initial actions begins, allowing management, residents, and the local magistrates to act sooner before arrearages grow larger.
- Under the HACP's site based management system, delinquency rates are calculated for each site on a monthly basis. Sites with high delinquency rates must plan and implement actions to reduce delinquencies. These efforts may include joint efforts by management and self-sufficiency staff to personally contact tenants with delinquent accounts to remind them of their obligation and to identify and help to address obstacles. It may also include evening office hours and the increased use of realistic payment plans for tenants who have become behind in their accounts.

The HACP target for rent collections in 2009 is to continue to achieve better than a 3% rents uncollected level while HACP continues to explore additional policy, operational, and procedural changes to further improve rent collections.

Work Order Turnaround

From September 1, 2007 to October 1, 2008, 49,100 routine work orders were completed at HACP properties (including privately managed communities) with an average turnaround time of 3.14 days. (Routine work orders do not include cyclical or vacant unit turnaround work orders.) During this same period, 2229 emergency work orders were completed at HACP properties (not including privately managed communities) in less than 24 hours. A total of 39 emergency work orders were either not closed or not abated within 24 hours (Follow-up continues on these items to determine if the emergency was abated within 24 hours but the work order not closed properly). HACP continues to adjust tracking and monitoring systems (including the upgrade to Emphasys Elite software) in an effort to ensure completion of all emergency work orders in less than 24 hours. In addition, monthly management reviews, including a review of emergency work orders, and quarterly comprehensive reviews will be conducted for all private management companies. Quarterly meetings will be held with the senior management of each private management company at which any regulatory deficiencies will be addressed.

Inspections

The HACP is on schedule to complete all required FY 2008 annual inspections in both HACP-managed and HACP privately managed communities prior to December 31, 2008. HACP plans to complete 100% of all required FY 2009 annual inspections in both HACP-managed and HACP privately managed communities prior to December 31, 2009.

Security

HACP Police Force

In 2007, the HACP and the City of Pittsburgh completed negotiations with the City of Pittsburgh to coordinate the disbanding of the HACP Police Department and the hiring of interested and qualified HACP police officers by the City of Pittsburgh Police Department. These negotiations between the City and the Housing Authority also involved the Fraternal Order of Police and the Pittsburgh Housing Police Association. Low federal funding levels and the resulting need for the HACP to reduce costs was the primary driver of this effort. In a further effort to reduce costs, the HACP also investigated options to improve effectiveness of police and security services to HACP residents.

These negotiations resulted in an agreement for the City to provide above baseline services to HACP residents and properties in exchange for payments from the HACP to the City for a limited period of time. Close monitoring of this agreement is ongoing to ensure the arrangement is effective. If the above baseline services are not provided and documented, payment will not be made and the agreement can be terminated.

In addition, the agreement included the transfer of certain HACP police department equipment to the City in an appropriate manner. This transfer was completed in a manner consistent with existing disposition policies, guidelines and regulations and HACP received fair market value for the transferred equipment.

The agreement also includes provisions regarding continued and improved information sharing between the police department and the HACP. Technical issues are still being resolved regarding efforts to automate information sharing while maintaining the privacy granted by law and governing the actions of both the HACP and the Pittsburgh Police Department. Manual information sharing continues. The objective is to provide timely information from the Police to the Housing Authority about incidents, reports, crimes, arrests and hazards that take place on HACP properties or properties receiving housing assistance through an HACP program. Conversely, HACP will provide timely information to the Pittsburgh Police on information that may be useful to them. Similar mutual information sharing efforts are underway between the HACP and the City of Pittsburgh Bureau of Building Inspection.

As of August 2008, the City of Pittsburgh police continue routinely providing information to the HACP on arrests that occur on HACP property and any arrests where arrested persons provide an HACP property address to police. Information on police activity relating to properties receiving assistance through the leased housing voucher program is provided to the HACP upon request for information regarding specific addresses. Efforts to formalize information sharing arrangements and to identify and eliminate any possible redundancies between the two departments will continue in 2009. It should be noted the HQS standards used by HACP voucher program inspectors are, in many cases, more stringent than the local building codes used by BBI. In addition, BBI's enforcement efforts focus on new construction, rehabilitation, and improvement projects, and in response to complaints received.

These coordination efforts and monitoring of the contracted police services will continue in 2009.

Two additional HACP security programs will be continued with modifications.

1. Use of advanced surveillance equipment. In 2005, the HACP installed 32 surveillance cameras at Addison Terrace, at that time HACP's highest crime rate community. These cameras have resulted in numerous drug arrests. In 2006 cameras were installed at Northview Heights. In 2007, cameras were installed Glen Hazel. Cameras are being installed in Homewood North in 2008. If funding permits, cameras will be installed at additional communities in 2009. The use of the surveillance cameras has been an effective strategy to deter, prevent and prosecute crime occurring in these HACP communities.
2. HACP Security Force - In 2007, the HACP continued to provide Security Guards and Monitors at high-rise elderly/disabled buildings and at the guardhouses at Northview Heights. Also in 2007, the HACP began phasing out in-house security guards and monitors (previously supervised and managed by the HACP Police Department) and replacing them with appropriately licensed and trained contracted security services. By utilizing contracted services, the HACP gains several benefits. First, security guards at selected locations (such as the Northview Guardhouses) are armed. Secondly, a security company that provides services to other entities is better able to fill vacancies in a short time period and to cover shifts due to staff turnover or other absence. Finally, many administrative and other support costs required for in-house employees are now included in a contractor's fee.

The impact of these changes has been positive. The HACP went from less than 30 police officers patrolling HACP communities to a force (City police) of 900 patrolling and responding to HACP communities. HACP also gained access to better data related to crimes committed that affect HACP property and the residents in all HACP communities. Improved communication with the City on both crime issues and non-crime issues that affect HACP communities have positively impacted the lives of HACP residents.

This collaboration has enabled cooperative work with the City Police Department to improve enforcement of the HACP lease and the HACP Exclusion List. The police use the Exclusion List to monitor those that gain access to HACP communities. They also work with HACP's Guard / Security contractor to assist on enforcing access restrictions to HACP communities.

The Pittsburgh Housing Authority Public Safety Department is continuing to work on the integration of HACP's camera system into the City Police cars for 24 hour access. This will allow officers to view illegal actions that are occurring on HACP property and to take active steps to reduce crime. Currently on an as needed basis, the City Police use HACP camera rooms to view and monitor activity in HACP communities. They conduct surveillance, as well as pull data to support arrests that are made and introduce this evidence at court hearings.

Due to the contracting with the City for services, data sharing capabilities have been enhanced. HACP is now able to monitor all daily patrol activity at all Public Housing Communities, Scattered Sites and Section 8/HCV assisted properties. Because of this relationship HACP can more quickly and effectively move to terminate vouchers or post for eviction based on the reports of criminal activity provided by the City of Pittsburgh Police.

These efforts will continue in 2009, and HACP expects that these initiatives, combined with continued property management, lease enforcement, and human services initiatives described elsewhere in this plan, will reduce crime and help to promote safe communities for our residents in a cost effective and efficient manner. HACP believes these initiatives will improve the quality of life of residents by reducing crime and will improve the desirability of many communities, effectively increasing housing choices.

LEASED (SECTION 8) UNITS

In 2008, HACP implemented a revised Leased Housing Program Administrative Plan that makes both major and minor changes to policies governing HACP's Leased Housing Program (also referred to in this plan as the Section 8 and/or Housing Choice Voucher Program). Published for public comment separately, these changes were approved by the HACP Board on September 27, 2007.

The major changes include the following:

- Admissions and eligibility provisions relating to past criminal activity of applicants and household members were modified to be consistent with the Low Income Public Housing Admissions and Continued Occupancy Policies (See Chapter 3). This included changes to the list of crimes for which a person is permanently denied housing assistance. For Section 8/HCV assistance, this list now includes Manufacturing Methamphetamines (added as required by law) and Lifetime Sex Offender.
- Local preferences were modified to add a working preference, including persons with disabilities and elderly persons. This is not expected to have any significant impact in 2008.
- Residents may only be required to compete a re-certification bi-annually (once every two years) to reduce administrative costs, unnecessary work by staff, and unnecessary time spent by program participants.
- Participants paying less than minimum rent through a long-term hardship exemption will be referred to the Family Self-Sufficiency (FSS) Program. Such persons, excluding elderly/disabled persons, must actively participate in the FSS program or they will be subject to termination of assistance.

In 2009, HACP will continue efforts to implement improvements to the operation of the Section 8 Department as initiated in 2006 and continuing through 2008. The goal of these efforts is to improve service to residents and landlords and to address issues identified through external reviews, independent audits, and internal reviews of departmental operations and activities. New efforts include re-organization of department functions, including establishing an internal Audit Division; engaging a third party to perform quality control inspections; and creating an internal but independent quality control function to improve operational consistency.

In 2009, HACP will pursue the following additional changes to HACP's Housing Choice Voucher Program operations:

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- Deregulation and modification of form HUD-form 9886 in order to streamline operation, make this form consistent with HACP policies, and improve overall operation of the program as pertains to recertification. HUD form 9886 is currently valid for 18 months and the HACP is going to conduct recertifications within 24 months.
- Develop agreements with other agencies to permit or require that voucher holders porting into or out of the HACP will be subject to applicable provisions of assistance as established in the HACP's Moving to Work program when HACP is billed by the receiving agency or when HACP is the receiving agency.

Each of these changes is designed to improve operational efficiency, responsiveness to internal and external customers, and the effectiveness of HACP's Moving To Work initiatives.

Ensuring Rent Reasonableness:

The HACP had previously adopted a rent reasonableness system that, as a result of MtW flexibility, reduces the key comparability factors from eleven (11) to three (3). Those factors are location, size (number of bedrooms and bathrooms), and type of unit. To conduct the comparability analysis, both total rent and tenant-paid utilities (based upon the current HCVP utility allowances) of at least three (3) comparable properties are used to establish the reasonable rent of the subject (assisted) property. However, staffing limitations and the lack of automation during the period of rapid program growth had a negative impact upon the functionality of the system.

In 2009 the HACP will continue efforts to fully implement an enhanced automated system to improve both the accuracy and program performance of the rent reasonableness system. Systems created during FY 2007 and included in HACP's 2007 program software upgrade will assure that all key factors and current utility allowances will be used to ensure rent reasonableness. Extensive collection and input of up to date data took place through 2008. HACP anticipates full implementation of the new and automated Rent Reasonableness System by the end of 2008. It should be noted that the automated system will include enhancements to forms designed to assure consistency and accuracy in documenting rent reasonableness determinations.

Effective October 1, 2007, a new database and module within Emphasys Elite (HACP database software) was put into use for determining rent reasonableness. Records are updated on an ongoing basis by using newspapers, rental list, rental websites, and comparable units submitted by Inspectors and landlords.

Expanding Housing Opportunities - Exception Payment Standards Areas:

The Annual Budget Authority for the HCVP will limit the HACP's use of Exception Payment Standards for FY 2009 to only those instances relating to reasonable accommodations for persons with disabilities. However, the Section 8 Department will continue to market to landlords owning properties outside areas of poverty or minority concentrations as well as landlords with accessible homes through networking with landlord associations including ACRE-Pittsburgh and the Western Pennsylvania Real Estate Investors' Association. The HACP's housing search website, www.apartmentsinpittsburgh.net, will continue to be an important resource both within the City of Pittsburgh and for suburban areas to link participants of the HCVP with landlords owning properties in non-poverty areas. In addition, the HACP staff is committed to working with neighborhood groups within the city in an effort to foster relationships in the community and dispel misconceptions about the Housing Choice Voucher Program.

Materials provided to HCVP participants during briefing sessions and at other times have been designed to inform families of the availability and benefits of mobility opportunities and for improving access to such housing opportunities both within the HACP's jurisdiction, as well as outside the city of Pittsburgh.

Furthermore, as a result of the real estate conditions within the City of Pittsburgh and the surrounding metropolitan area, the availability of rental units has increased, and as a result, HCVP participants are now discovering more housing options.

Change in re-examination policies

- In 2007, the HACP changed its interim re-examination policy in the Housing Choice Voucher Program, reinstating a previous requirement for families to complete a formal interim re-examination when reporting changes in income, assets and family composition between annual re-examinations that meet established criteria. This change increases program integrity in the Housing Choice Voucher Program by requiring families to promptly report all changes in family income, assets, size and composition, and pay a proportionate amount of rent in instances where substantial increases in income occur. However, by setting a threshold of \$200 per month or \$2,400 per year, smaller raises in wages will not be considered in the determination of rent until the next regular annual re-examination, thus providing an incentive for families to continue to steadily increase household incomes. Additionally, the change in the interim re-examination policy will reduce overall Housing Assistance Payments ("HAP") expense by requiring families to pay a reasonable amount of rent at all times, not only at the time of the regular annual re-examination.
- In 2008, HACP implemented a policy of requiring only bi-annual re-examinations (at least once every two years) for program participants. The standard requirement to complete annual re-certifications creates redundancy in the system, costly additional work and administrative requirements on the housing authority, and unnecessary burdens on participants

to produce documents and complete the re-examination. Moving to bi-annual re-examinations eliminates these inefficient requirements. Changes in income meeting the thresholds for interim re-examinations will still apply to all program participants.

Adoption of revised minimum rent policy

In 2007, the revision of the HACP's "minimum rent policy" in the Section 8 Housing Choice Voucher Program raised the minimum rent charged to a family from \$10 per month to \$50 per month. Specific HUD regulations require that a housing authority grant an exemption from the minimum rent if the family is unable to pay the minimum rent due to a financial hardship, and appropriate hardship exemption provisions are included in the revised Administrative Plan approved in 2007. This change in the HACP's Section 8 Housing Choice Voucher Program minimum rent is designed to reduce overall Housing Assistance Payments ("HAP") expense by requiring families to pay a reasonable amount of rent at all times, while providing an exemption to those families who are experiencing certain specified financial hardships.

In 2008, HACP implemented an additional element to the minimum rent policy to provide further incentives to families to become self-sufficient while also potentially decreasing HAP payments, moving more families off the program making assistance available to new families, and improving the efficiency and effectiveness of HACP's program. Under this new policy participants who have received a long-term hardship exemption (excluding elderly and disabled participants) will be required to actively participate in a Self-Sufficiency Program or face possible termination of benefits. This change is similar to that established for Low Income Public Housing Program (described in Chapter 3) and is included in the HACP Administrative Plan.

Description of Inspection Strategy:

In 2007 HACP planned to monitor the inspection process and ensure 100% regulatory compliance by fully implementing an automated HQS inspection module. A series of technical issues with hardware and vendor supplied software have delayed full implementation of this module, now expected to be completed in FY 2008. The system will enable the department to produce enhanced production reports necessary to effectively manage all inspections while significantly increasing the efficiency of inspectors and reducing the amount of time spent entering data collected in the field. The Section 8 Department will conduct 100% of all Annual Inspections required in FY 2009.

The HACP Supervisor of Housing Inspections and an independent contractor procured for this purpose conduct HQS quality control inspections on a regular basis. The sample size used under the MtW Plan is larger than that which is required under the standard

Section 8 Management Assessment Program (SEMAP), thereby creating tighter controls on the quality of inspections conducted. In 2008, HACP contracted with a consultant to further assist with HQS inspection quality control.

Planned inspections completed FY 2009 by category:

- Annual HQS inspections: 5000
- HQS Quality Control Inspections: 10% of each month's totals of initial, annual and complaint inspections

HACP plans to complete 100% of the required inspections in 2009. These planned inspections are included in the numbers above.

In 2009 HACP will make changes to improve efficiency of inspection processes. First, HACP will establish a process for landlords completing emergency repairs required after a failed inspection to self-certify within 24 hours that the emergency repairs were completed within 24 hours. HACP will conduct follow-up inspections within 72 hours to verify correction of the deficiency. This change will allow documentation of abatement of emergency conditions while allowing for more effective and efficient scheduling of re-inspections. Second, HACP will modify its practice in order to reduce excessive re-inspection requests from landlords. Owners will have up to 30 days to correct routine deficiencies. Extensions may be granted in extenuating circumstances on a case-by case basis. If a unit fails the re-inspection, the unit will be terminated from the program. HACP expects this will reduce staff hours spent on inspections when required repairs have not been completed, and will provide incentive for the landlord to be available and to have the unit ready for inspection.

HQS Enforcement

The HACP will continue to select samples of files with failed HQS inspections to assure that where cited life-threatening deficiencies were discovered, correction was made within 24 hours from the inspection and, for all other cited HQS deficiencies, correction was made no more than 30 calendar days from the inspection (or any PHA approved extension); or, if HQS deficiencies were not corrected within the required time frame, the HACP stopped Housing Assistance Payments beginning no later than the first of the month following the correction period. In addition, where the family caused the HQS deficiency, the HACP will continue to take prompt and vigorous action to enforce the family obligations. This same standard used for SEMAP that focuses on inspection integrity will be used by the HACP for its Housing Choice Voucher Program in FY 2009.

Landlord Responsibility Program

In 2008, HACP implemented a Landlord Responsibility Program to create additional mechanisms to ensure accountability from property owners. The Landlord Responsibility Program has three components: Landlord Orientations; Criminal Background Checks; and property tax payment reviews.

Landlord orientations are offered to, and may be required of, all program landlords and potential landlords and cover program rules and regulations, and the respective responsibilities of the landlords, housing authority, and tenants.

Criminal background checks are conducted on all landlords and potential landlords. Persons with convictions for Methamphetamine manufacture and those who are required Lifetime Sex Offender Registrants are not be permitted to participate in the program. Specific guidelines for other felonies, and specific procedures including policies for appeals and/or hearings regarding such decisions, were finalized and implemented during 2008. These policies and procedures are similar to those currently in place for applicants with felony convictions.

Property Tax payment status is currently reviewed, at a minimum, on new properties requesting to participate in the program, and if property taxes are not current the unit is not approved for voucher assistance. Under the new Landlord Responsibility Program, reviews of property tax payment status are completed on a more routine basis. A progressive series of sanctions on landlords with delinquent property taxes, which may include sanctions on all properties in a landlord's portfolio receiving voucher assistance, were finalized and implemented in 2008.

Table 8-1 - Public Housing Current and Projected Occupancy (By AMP #)

	FY 01 Physical Unit Count	Actual – October 1, 2008			Projected – December 31, 2009		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-1 Addison Terrace (1)	975	736	529	72%	736	529	72%
1-2 Bedford Dwellings	420	420	354	84%	420	407	97%
1-3 Allequippa Terrace (2)	120	0	0	0%			
1-4 Arlington Heights	150	143	132	92%	143	136	95%
1-5 Allegheny Dwellings	282	272	241	89%	270	265	98%
1-7 Saint Clair Village (3)	680	357	162	45%	186	162	87%
1-8 Bedford Additions (4)	460	0	0	0%			
1-9 Northview Heights	882	592	426	72%	592	462	78%
1-10 Glen Hazel Cove Place (5)	39	0	0	0%			
1-12 Garfield Heights (6)	601	221	157	71%	221	133	60%
1-14 Kelly Street Hi-Rise (7)	165	0	0	0%			
1-15 PA Bidwell High Rise	130	120	93	78%	120	116	97%
1-17 Pressley High Rise	212	211	200	95%	211	207	98%
1-20 Homewood North	135	135	107	79%	135	118	87%
1-22 Scattered Sites South (8)	225	156	113	72%	156	152	98%
1-29 East Hills (9)	157	0	0	0%			
1-31 Murray Towers	70	68	66	97%	68	66	97%
1-32 Glen Hazel (10)	128	128	127	99%	128	127	97%
1-33 Glen Hazel High Rise	111	97	78	80%	97	92	95%
1-38 Glen Hazel Homes	18	9	1	11%	9	6	67%
1-39 Scattered Sites North (11)	-----	129	104	81%	129	126	98%
1-40 Brookline Terrace	30	30	0	0%	30	0	0%
1-41 Allentown High Rise	104	104	102	98%	104	102	98%
1-44 South Oakland (Finello)	60	60	54	90%	60	51	85%
1-45 Morse Gardens	70	70	62	89%	70	66	94%
1-46 Carrick Regency	66	66	65	98%	66	64	97%

TABLE 8-1 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY BY AMP # (CONTINUED)

	FY 01 Physical Unit Count	Actual – October 1, 2008			Projected – December 31, 2009		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-47 Gualtieri Manor	31	31	30	97%	31	30	97%
1-62 Broadhead Manor (12)	64	64	0	0%	0	0	
1-64 New Pennley Place	38	39	39	100%	39	38	97%
1-66 Oak Hill (13)	311	430	420	98%	430	420	98%
1-72 Manchester (14)	86	86	82	95%	86	82	95%
1-73 Christopher Smith	25	25	21	84%	25	23	92%
1- 80 Silver Lake	0	75	75	100%	75	75	100%
1- 82 Bedford Hills	0	74	74	100%	74	74	100%
1- 85 North Aiken	0	62	61	98%	62	60	98%
1-86 Fairmont	0	50	47	94%	50	49	98%
1-87 Legacy Apartments	0	90	90	100%	90	87	97%
1-XX Bedford Hills Phase 2	0	0	0	0%	58	56	97%
1-XX Bedford Hills Phase 3	0	0	0	0%	48	48	100%
xxx Hamilton Larimar (15)	324						
Total	7169	5150	4112	80%	5019	4429	88%

(1) Addison Terrace AMP# includes PA-1 and PA-13. (2) Community demolished. (3) 155 units awaiting demolition. (4) Community demolished. (5) Community demolished. (6) Community to be demolished and redeveloped. (7) Community demolished. (8) Scattered Sites South AMP# includes portions of PA-22, PA-39, PA-50, PA-51, PA-52 and PA-90 (Broadhead Acquisitions). (9) Community demolished. (10) Glen Hazel AMP# includes PA-32, PA-42 and PA-57. (11) Scattered Sites North AMP# includes portions of PA-22, PA-39, PA-43, PA-50, PA-88 (Manchester IVb), PA-90 (Broadhead Acquisitions) and 30 row house units from PA-11. (12) 64 units to be demolished or sold. (13) Oak Hill AMP# includes PA-66, PA-68, PA-76, PA-79 and PA-81. (14) Manchester AMP# includes PA-72, PA-74, PA-75, and PA-78. (15) Hamilton-Larimar, PA-11, 294 units in Auburn Towers demolished, 30 row house units now included in AMP# 1-39 Scattered Sites North.

9.0 RESIDENT PROGRAMS – SELF SUFFICIENCY

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COMMUNITY PLANNING MODEL – RESIDENT COUNCIL4

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OVERVIEW

In FY 2005, the HACP focused self-sufficiency program efforts on: 1. The expansion (i.e. increased enrollment) of the HACP’S LIPH and Section 8 self-sufficiency programs; 2. The implementation of a community planning model for the provision of resident self-sufficiency services and 3. The development of youth related programs including a Youth Services Investment Fund.

In FY 2006, HACP integrated existing resident self-sufficiency program components developed during and prior to FY 2005 rather than initiating the development of additional program components.

In 2007 HACP expanded services in employment, strengthened the partnership with site-based management in HACP communities, and further developed cooperative arrangements with other governmental human service agencies.

In 2009, as in 2008, HACP will continue these efforts, while exploring new avenues as part of the ten year strategic planning process.

Resident Self-Sufficiency Programming

HACP will operate one self-sufficiency programs for both Section 8 and LIPH families. The “Realizing Economic Attainment for Life” (REAL) Program will assist residents through support and referral to public and private sector social service agencies. The above may include, but are not limited to: life skills, job readiness skills, drug and alcohol related services, mental and physical health services, training and education, child care, transportation and employment placement.

The agency, either directly or through agency partners, will provide entry-level training programs such as Home Health Aide, OSHA, asbestos certification, painting, on-line college courses, customer service and data entry. The resident employment program will also offer pre-orientations, computer training and drug testing for Section 3 applicants and all persons who wish to receive services. A web site of eligible applicants will be provided to employers through HACP's home page. HACP will continue to offer (4) job fairs per year and assist local unions recruit persons for apprenticeship openings.

In 2007 and 2008, the Self Sufficiency program installed Tracking At A Glance case management software, and the site management offices implemented Emphasys Elite, the upgraded version of the public housing management software used by HACP. These software packages will allow improved tracking of participant and partner performance and program successes.

The 2009 goals for Family Self Sufficiency are as follows:

- Enrollment of 1200 families in the program.
- Assign Service Coordinators to S/8 Housing Specialist groups and require monthly meetings
- Increase outcome rate of Self - Sufficiency program by 7% (increase in income, new employment, homeownership and enrolled in training)
- Reorganize staff to allow for REAL to operate all new Resident Orientations and Family Self-Sufficiency workshops
- Restructure Computer and Resident Employment programs, so that services are provided in a seamless fashion
- Establish 3 Homework Support Centers in family communities
- Utilize Tracking At A Glance software to improve evaluation of the performance of all Self -Sufficiency programs
- Implement NEW Section 3 Resident Employment policy
- Continue and improve collaboration with site management in implementation of rent policy that requires able-bodied participants to work or participate in Family Self-Sufficiency program or face increased minimum rent.

Community Planning Model – Coordination with Site-Based Management

In 2009, HACP will continue to improve and enhance coordination between resident self-sufficiency programming and site-based management operations. These efforts will include, but not be limited to, further integration of Emphasys Elite site management software and Tracking At A Glance case management software; Healthy Homes support for residents who fail housekeeping inspections; and further development of the resident driven Welcome Wagon and the Resident Advisory Board. The site-based service clusters have proven effective, and facilitation of cooperation between residents and site-management will continue.

The goals for this component in 2009 are as follows:

- Develop partnerships with outside agencies to establish yearly Healthy Home inspections and support for families with asthma related illnesses
- Refine Welcome Wagon, Site Management meetings and Resident Advisory Board processes
- Complete information sharing agreement with ACDHS and Department of Public Welfare.

Community Planning Model – Resident Councils

In 2009 the Resident Self-Sufficiency Department will build on the training foundation that was provided to resident councils over the last 3 years. The goals for 2009 are as follows:

- Continued work with Tenant Councils in regard to holding tenant meetings, participating in the Welcome Wagon, preparing an Annual Report, maintaining financial records, and utilizing the HACP supplied computer to receive letters and information from HACP departments.
- Continue to work to improve the agenda, participation, and representation on the Resident Advisory Board.
- Provide technical assistance to family tenant councils to reduce reliance on HACP for the development and implementation of Community Day programs.
- Provide opportunities for Tenant Councils to receive advocacy training and to work with other groups on community planning and City of Pittsburgh citizen safety projects.
- Assist Tenant Leadership to finalize the terms and agreements of the Limited Liability Company they are planning to establish.
- Increase efforts to engage Resident Leadership in safety, athletic and education activities outside HACP properties
- Assist Tenant Councils recruit volunteers for athletic and education programs
- Involve residents in Honeywell Energy Savings Project (Section 3, energy fair, community meetings)

YOUTH DEVELOPMENT INIATIVES

The HACP has successfully initiated a variety of Youth Development and Intervention Programs as part of overall efforts to promote family self-sufficiency, improve community environments and community safety, reduce crime and increase demand and thus reduce the costs of operations. Overall these programs have been successful and will continue to the extent that resources allow.

Youth Services Investment Fund

Established at the Pittsburgh Foundation to improve the outcomes for HACP resident youth ages 13-21 through investment in programs that result in academic success, career development, and good citizenship, the Youth Services Investment Fund (YSIF) has invested over \$1,000,000. in promising youth programs serving HACP resident youth. These programs include summer and year round programs and include training, counseling, skill development, employment readiness, and job placement services and programs. Additional grants for evidence based, outcome focused programs are expected to support programs during 2009 after review of impact reports provided by previously funded programs.

Additional Youth Programs

In 2009, the HACP will continue to operate, support, expand and/or improve a variety of youth programs including programs directly operated by the HACP, contracted by the HACP, or conducted in collaboration with other agencies.

A Special Focus will be placed on the Creative Arts Corner, including establishment of a second location at Bedford Dwellings to supplement the program's Northview Heights location. Creative Arts Corner activities will continue to include audio/video production training program, a dance program, and other programs still being developed.

For 2009 the HACP Street Team will continue to be affiliated with HACP's Clean Slate Drug Free Lifestyle program and will focus on leadership development, college preparation, and an employment component.

Other efforts relating to Youth Programs will include the following:

- Develop more program opportunities for females 9-14 years of age.
- Continue youth financial literacy and business project
- Collaborate with program partners to increase academic support for students in grades 5-9.
- Continue cooperation with Allegheny County Midget Football League to include violence prevention, coaching, cheerleading and player skill development clinics.
- Continue non-traditional activities for youth ages 6-12, collaborating with B.J.W.L after school and summer programs and others to add a variety of positive and popular activities.

Other Programs

HACP will continue to operate the Cupboard of Hope program. It will be adjusted to include linking it with the Greater Pittsburgh Food Bank, providing school supplies and clothing to HACP families and also to increase the number of families served in the Holiday Programs.

The HACP will seek to increase the number of grants it receives, will strive to increase the value of leveraged services by 10%, and will work to develop long term funding strategies for the services currently provided through intergovernmental agreements with the Allegheny County Department of Human Services.

The HACP also plans to pursue the following efforts in 2009 to promote resident self-sufficiency:

- Develop a Service Providers Tracking System to measure performance outcomes of you participating in programs provided by contracted and partner agencies.
- Complete an evaluation of performance and coverage provided by agencies serving HACP families via Memorandum of Agreements with the HACP for use of space or other arrangements. This will be completed, subject to funding availability, by an outside vendor procured for this purpose. Identification of potential service gaps and duplications will be an important component of this service evaluation.
- Increase referrals to the REAL Family Self-Sufficiency Program from providing services to HACP families via Memorandums of Agreement.

10.0 REAL ESTATE PROGRAMS

HOMEOWNERSHIP PROGRAM..... 1

HOMEOWNERSHIP PROGRAM

In FY 2006, the HACP continued to develop the HACP’s agency-wide Homeownership Program pursuant to the Moving To Work Demonstration Agreement by and between HUD and HACP dated November 17, 2000 (the “MtW Agreement”). The MtW Agreement authorizes HACP to establish reasonable low-income home ownership programs that are not limited by the existing Nehemiah and Section 5(h) program requirements, provided that any disposition of current public housing units must be approved in advance by HUD.

The HACP’s Homeownership Program provides assistance for HACP residents to purchase a primary residence. From July 2004 through August 2008, HACP has helped 63 first-time homebuyers purchase homes within the City of Pittsburgh.

The HACP is working with a number of outside agencies to assist HACP residents in the Homeownership Programs. NeighborWorks, Western PA, a HUD approved counseling agency, enrolls participants for credit counseling services and homebuyer education class. The HACP is partnering with Huntington Bank, Dollar Bank, Citizens Bank and National City Bank to provide Homeownership Program participants with mortgage pre-approval letters and mortgage loans.

During 2009, the HACP Homeownership Program will enroll additional participants, continue training opportunities, and expects to assist an additional 10 low-income families to become homeowners.

The HACP currently operates its Homeownership Program as a MtW homeownership program. The HACP Moving To Work Homeownership Program include numerous program components and approaches which may be used to assist eligible families to become homeowners, to establish positive equity levels, and to succeed as homeowners after the initial purchase. These components and approaches include the following:

1. The HACP may provide financial assistance to public housing families, Housing Choice Voucher Program participants, or other low-income families to purchase either HACP owned or privately owned housing for use as their primary residence. The form of this assistance may include but is not limited to (a) downpayment assistance, (b) closing cost assistance, (c)

subordinate mortgages, (d) direct financing, (e) below-market financing, (f) soft-second mortgage financing for public housing buyers. HACP soft-second mortgage financing (excluding closing cost assistance) shall not exceed 50% of the sales price or \$20,000.00 whichever is less. For each year the participant lives in the property the principal amount of the HACP mortgage will be reduced by 10%. Buyer's debt ratios, employment, income and downpayment required for first mortgages are reviewed and verified by lenders applying their standard underwriting guidelines. In all cases buyers must provide a minimum downpayment from their personal funds. The minimum down payment requirement is one percent (1%) of the net sales price for Program participants. Buyers may also be responsible for prepaid city, county and school taxes due at closing and private mortgage insurance.

2. HACP may provide closing costs assistance to cover expenses which include, but are not necessarily limited to (a) home, pest, survey, mold and radon inspections, (b) home appraisal, loan application and origination fees, (c) document processing, filing fees, courier services and notary stamps, (d) flood insurance, (e) buyer's portion of Pennsylvania real estate transfer tax, (f) settlement company closing fee, (g) three years property and casualty insurance, (h) three-year home warranty policy, (i) six months foreclosure prevention fund, and (j) sewer dye tests.
3. HACP may acquire existing homes or construct new homes using capital funds or other available funds for sale to eligible purchasers, and may do so without adding these units to the ACC.
4. HACP may sell ACC units in its scattered sites portfolio to eligible purchasers participating in the Homeownership Program including units previously approved for homeownership disposition in PA1-22, PA1-38, PA1-39, PA1-50, and PA1-51, as noted above. The HACP may also request disposition approval for homeownership for units in PA-42, PA-43, and PA-52.
5. HACP may use the proceeds from the sale of ACC units to fund replacement housing, to assist additional first-time homebuyers, to further its mission of providing quality affordable housing to eligible households, or for other affordable housing purposes.
6. The HACP may operate and/or utilize other purchase mechanisms, such as land-installment contracts, to assist program participants to complete their home purchase.

7. The HACP may operate a foreclosure prevention program to minimize mortgage defaults in event of a family catastrophe. This program would create a six-month foreclosure prevention fund to temporarily aid tenant buyers who apply for assistance through the Homeowners Emergency Mortgage Assistance Program (HEMAP).
8. Section 8 Housing Choice Voucher program participants may use the Voucher assistance as a mortgage subsidy in the form of monthly assistance payments (“MAP”).
9. HACP assistance is used by first-time homebuyers to purchase a home within the City of Pittsburgh.
10. Program participants can purchase single family, town homes, row homes, or condominiums.
11. Family eligibility requirements include (1) Participant must be a first-time homebuyer (2) Participant may be either a current Low Income Public Housing Tenant or Section 8 Housing Choice Voucher Program voucher holder and have been a tenant or voucher holder for at least one year (3) minimum income requirement is \$17,000 per year except for a person with a disability or an elderly person (4) a member of the family must be working at least 30 hours per week except for a person with a disability or an elderly person (5) Participants must not owe HACP money and participant must be in good standing with HACP.
12. The participant must complete a Homebuyer Counseling and Education Program.
13. LIPH buyers are required to have a private home inspection prior to purchase of their home, and Section 8 buyers are required to have both a private inspection and a Section 8 Department HQS inspection.
14. In the event a Section 8 participant desires to purchase a HACP property, the Section 8 buyer must be represented by a HUD-approved independent agency.
15. The HACP's MtW Homeownership Program has been designed as a means for low income public housing tenants and Section 8 tenants to take advantage of the flexibility of the HACP MtW Homeownership Program opportunities and as such are utilized in lieu of the conventional 5(h), Section 32 and Section 8 programs.

11.0 OTHER INITIATIVES

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In FY 2003, the HACP began the planning process to de-centralize the organizational structure of the HACP and to implement site-based management in all HACP-managed communities. In FY 2004, the HACP hired consultants to assist the HACP in the transition to site-based management. The basic organizational changes necessary to implement site-management at the HACP were completed in July 2005. The HACP now operates all HACP-managed communities using a site-based management model. During 2006, 2007, and 2008, the HACP continued to monitor performance and make necessary adjustments to streamline operations and improve performance. In 2009, HACP will endeavor to formalize a strategic Asset Management Plan and System that can be used by other entities to develop successful decentralized Site-based and asset management systems.

11.1 SITE-BASED MANAGEMENT

Under the HACP’s site-based management organizational structure, site managers fully responsible for the day-to-day management of each respective HACP community manage each HACP community. Each site manager leads teams of site-based maintenance and

property management personnel at each HACP community. Each site manager is directly responsible for maintenance, HUD regulatory compliance and leasing levels at their respective communities. The site managers are involved in all long-range modernization and development planning in their communities as well as involved in necessary coordination with social services provided to the residents of their communities. The performance of each site-manger is gauged by the performance of their respective communities as measured by a variety of HUD and HACP established criteria including HUD regulatory compliance, HUD performance measures, occupancy levels, rent delinquency rates, and additional measures as determined by the HACP.

The HACP's organizational structure under site-based management consists of largely autonomous site managers operating within 3 separate regional groupings of communities. Each regional group is the responsibility of a single regional Real Estate Asset Manager. The HACP's Facilities Services Department provides specialized maintenance services that would be impractical to provide at each community. These services include pest control, systems engineering, and additional specialized maintenance tasks. Each site manager has site-based maintenance personnel under their supervision to provide routine maintenance. The HACP's Occupancy Department continues to provide admissions processing and waiting list management for all HACP communities. Under site-based management, however, site mangers are responsible for maintaining adequate occupancy levels in their communities.

11.2 SITE-BASED MANAGEMENT – PROJECT-BASED ACCOUNTING/BUDGETING (PBA/PBB)

Project-based accounting and project-based budgeting (PBA/PBB) are essential to the full operational implementation of site-based management. Under PBA/PBB, each site manager is responsible for creating and implementing an efficient and workable budget for their respective communities. Services provided by outside departments (Facilities Services, Resident Self-Sufficiency, Communications, etc.) are charged against the budget of recipient communities. The performance of the site manager in meeting budgetary requirements is one of the monitoring measures applied to each HACP-managed community.

The full implementation of PBA/PBB requires substantial redesign of the HACP's accounting systems. HaCP contracted with qualified consultants and a software upgrade to the Emphasys Elite software package have helped in the redesign HACP's accounting system and the development of site budgets.

In conjunction with the effort to implement PBA/PBB, the HACP continues to evaluate procurement and inventory control systems. These systems affect the process and authority site managers have to access goods and services; the levels and types of inventory maintained at each community and how records are kept among other basic property management functions. In the initial phase of this effort, completed in 2006-2007, a complete inventory of all HACP materials was completed, and this was used to create a materials catalog listing all items purchased by the HACP. Streamlined requisitioning processes were developed and implemented including the use of blanket purchase agreements with expeditious delivery of materials on an as needed basis. Efforts to rationalize

and standardize the item catalog to reduce redundancies and create consistency of materials used across the authority were initiated. A second full inventory combined with the new streamlined catalog helped to consolidate and extend operational improvements. This process also included identification of obsolete and excess materials. A process consistent with disposition policies was used to complete disposition of most obsolete and excess materials. This process continues as further refining the definition of 'obsolete' occurs and improved standardization of materials is implemented. New contracts providing for just-in-time delivery of materials were procured for 2008. Additional evaluation, development of modifications, and implementation of revised or new policies and procedures relating to procurement and inventory control are planned in 2009

11.3 SITE-BASED MANAGEMENT – SITE-BASED WAITING LISTS

The HACP's site-based waiting list was implemented in July 2006. Information on the operation of HACP's site-based waiting list system and the length of each site waiting list is included in Chapter 2. Initial demographic data has been recorded to establish baselines for tracking impacts of the site-based system. Assessment of the impact, if any and to the extent possible, will be included in future Annual Reports.

11.4 COMPLIANCE WITH HUD ASSET MANAGEMENT REQUIREMENTS

Under Moving To Work, HACP embarked on a strategy to implement site-based management and Asset Management 2 years prior to HUD's determination that this would be required of all housing authorities. HACP is closely following the development of guidelines for implementation of the new Operating Fund Rule and the Asset Management requirements that accompany that rule. At the same time, HACP continues to develop its own Asset Management policies, procedures, and standards. As those HUD guidelines continue to evolve and be refined and clarified, HACP will continue to work with HUD to determine what adjustments, if any, are needed to HACP's site-based, asset management, project based budgeting and accounting policies, procedures, and practices to achieve any required compliance.

11.5 CREATION OF INDEPENDENT ENTITIES

In FY 2006, HACP began the process to establish appropriate affiliate entities and/or instrumentalities, such as affiliate non-profit corporations and/or limited liability partnerships (LP) in order to leverage tax credit investments and complete development or redevelopment initiatives. HACP has created non-profit entities, including the Allies and Ross Management and Development Corporation and single-purpose corporations. These entities may be used for a variety of development efforts, including but not

limited to the Garfield Heights Redevelopment. Allies and Ross may also be used to provide management services to mixed finance or other properties. As development agreements, financing strategies, regulatory and operating agreements and management plans are developed, specific roles for these entities will be defined and included in required submissions.

In 2009 HACP will pursue creation of an independent non-profit human services entity to facilitate development of and fundraising for programs and services promoting resident self-sufficiency. A variety of HACP programs and services, including the HACP Scholarship Fund and the Creative Arts Corner Programs currently operate without the benefits of non-profit charitable organization status. Establishing a non-profit entity will enable these and other programs to substantially expand their fundraising and operational activities, increasing and enhancing services.

11.6 ENERGY PERFORMANCE CONTRACTING

Pursuant to the Moving to Work Agreement Attachment A, Section 2, Subsection F – 4, the Housing Authority of the City of Pittsburgh will in 2009 implement the energy performance contract with Honeywell, Inc. finalized and begun in 2008. Specifically, HACP’s energy performance contract was entered into pursuant to HACP’s Moving to Work authorization to conduct an energy saving program. The program consists of multifaceted conservation improvements at public housing sites throughout the HACP inventory. Utilizing its MTW authority provided in Attachment A, the provision entitled “Calculation of Subsidy”, HACP will extend the current freeze of its utility consumption level for operating subsidy calculation purposes for a twelve year period from the date of the final executed energy performance contract. This level established in the MTW agreement, will remain frozen for the duration of the energy performance contract. Also as specified in the MTW agreement, the HACP will utilize at least 50% of the energy consumption savings generated by the project to pay financing and debt costs and will maintain adequate file documentation showing the basis for HACP’s determination that the debt service payments can be funded from the reasonably anticipated energy cost savings. HACP executed and began implementation of this energy performance contract in 2008, and will continue implementation in 2009.

12.0 SUMMARY OF HUD APPROVALS

12.1 Status of Pending Approvals..... 1

12.2 New Approvals Sought. 1

12.3 Ongoing Activities as Authorized by the MTW Agreement and Approved in 2008 Annual Plan..... 1

12.4 New Activities as Authorized by the MTW Agreement and included in the 2009 Annual Plan..... 2

12.1 Status of Pending Approvals

HACP has received prior approval for most activities included in the 2009 Plan based upon HUD approvals of the Years 1-8 Plans (2001-2008). In the 2004 plan HACP withdrew requests for separate approval of alternative procurement plans originally requested in the Year 1 2001 Plan.

12.2 New Approvals Sought

The HACP is not pursuing any new activities identified in the Moving To Work Agreement as requiring separate approvals, and thus is not requesting any new approvals.

12.3 Ongoing Activities as Authorized by the MTW Agreement and Approved in the 2008 Annual Plan

The HACP 2008 MTW Annual Plan included the following activities that are permitted by HACP’s Moving To Work Agreement.

HACP implemented modifications to its Low-Income Public Housing Lease and Admissions and Continued Occupancy Policy to create a requirement for participation in self-sufficiency programming for certain groups of tenants.

HACP implemented modifications to its Leased Housing/Section 8 Housing Choice Voucher Program Administrative Plan to create a requirement for participation in self-sufficiency programming for certain groups of participants, to modify recertification requirements, and to add certain requirements for landlords.

HACP entered into an Energy Performance Contract to conduct an energy saving program that consists of multifaceted conservation improvements at public housing locations throughout the HACP inventory. See Chapter 11.

12.4 New Activities as Authorized by the MTW Agreement and included in the 2009 Annual Plan

The HACP in 2009 plans to include the following new activities that are permitted by HACP's Moving To Work Agreement:

HACP will modify the Low Income Public Housing Admissions and Continuing Occupancy Policy to change recertification requirements so that recertification will occur at least once every 24 months.

HACP will modify the Section 8 Housing Choice Voucher Program Administrative Plan to conform policy to existing practice of allowing up to 120 days from effective date for execution of the Housing Assistance Payment Agreement.

HACP will pursue efficiencies to be gained through deregulation and modification of forms in the Section 8 Housing Choice Voucher Program and, if necessary, in the Low Income Public Housing Program, in order to streamline operation, make forms consistent with HACP policies, and improve overall operation of the programs.

HACP will pursue agreements with other agencies to permit or require that voucher holders porting into or out of the HACP will be subject to applicable provisions of assistance as established in the HACP's Moving to Work program.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Comprehensive Capital Develop Plan

Progress Update

Submitted as an attachment to the HACP 2009 Moving To Work Annual Plan

This progress update, comprised of the attached chart, is submitted as an update to the “Comprehensive Capital Development Plan,” originally prepared in June of 2005 and updated in December 2005, as “Analysis of Future Development and Modernization to be Funded by Capital Funds and Section 8 Moving to Work Reserves.”

The originally prepared document did not contain the level of detail included on the attached chart, and did not attempt to attach specific development costs to specific funding sources. To the extent that such information is included in the attached, it represents a presentation of the current expectation for funding sources but is not intended to be a final and definitive statement of the funding sources to be used, in part because availability of many funding sources is not yet known.

Representatives of the U.S. Department of Housing and Urban Development will be kept informed as changes to this Comprehensive Capital Development Plan occur. Changes to this attachment that do not represent significant changes to the conceptual framework of the Annual Plan and do not change the nature of resource allocations identified in the Annual Plan will not trigger formal amendment of the Annual Plan to which this is attached.

In addition, the originally prepared document identified substantial funding deficits, and did not include significant potential funding obligations, thus not all projects can be completed.

The attached chart includes the projects that have been included in recent years. Several have timelines modified to TBD, To Be Determined, as available funds are not adequate to proceed on these projects at this time. Future funding levels for existing programs, timing of and total possible revenue to be generated by debt financing mechanisms, and potential funding available from new programs or sources, is unknown at this juncture. Thus it is impossible to project accurately when these projects will proceed.

HACP will continue to keep HUD updated as activities and events impacting these projects occur.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

Planned Development Activity
2007 - 2011

As of October 31, 2008

	Bedford Phase II Whiteside	Garfield Phase I	Garfield Phase II	Oak Hill Wadsworth Hall	Bedford For-Sale (Stage 2)	Garfield Offsite	Broadhead	Bedford Phase III
	9% Tax Credits				No Tax Credits			4% Tax Credits
Tax Credit App Submissions	Apr 2006	Apr 2007	December 2007	December 2007	NA	NA	NA	Aug 2007
Development Team								
HACP Development Manager	Eannarino	Laporte	Laporte	Berkley	Eannarino	Laporte	Berkley	Eannarino
Developer / Construction Manager	MBS	KBK	KBK	BCJ	MBS	GJA/KBK		MBS
Architect	Tai + Lee	RDL Architects	RDL Architects	PerfidoWeisk off	Design Build	Multi-Lynx		Tai/Lee
General Contractor					Catranel			Mistick
HACP Outside Counsel	Cohen & Grigsby	Cohen&Grisby	Cohen&Grisby		Reno			Cohen & Grigsby
Equity Partner	Sun America	PNC Bank						Sun America
Required # of Demo Units	220	105	127	0	0	0	0	0
Planned Unit Mix								
Public Housing Only Units						10		48
Public Housing / Tax Credit Units	58	50	25	45				
Tax Credit Only Units	33	20	10					40
Market Rate Units	25	20	10	41				
Other					8		40	
Total Planned Units:	116	90	45	86	8	10	40	88
Projected Dev Costs								
Projected Demo/Abatement Costs	1,426,594	683,750	571,500		0	85,061	0	
Projected Construction Costs	15,293,841	15,742,582	8,130,773	22,399,790	1,536,400	2,200,000		17,329,010
Projected Other Dev Costs	9,493,153	11,628,146	2,231,545	6,413,077	429,235	342,759	4,193,588	4,780,162
Total Projected Dev Costs:	26,213,588	28,054,478	10,933,818	28,812,867	1,965,635	2,627,820	4,193,588	22,109,172
Total Per Unit Dev Costs - All Units	225,979	311,716	242,974	335,033	245,704	262,782	104,840	251,241
Funding Sources								
CFP/RHF Funds	1,064,214	4,643,750			0	2,627,820		12,060,195
Replacement Housing Factor	7,387,063							
HOPE VI	2,700,000				795,185			609,430
HOPE VI Demo								
RHF/Capital Loan Proceeds		10,600,000	5,200,000					
Emergency Flood Grant							3,493,588	
Program Income	443,000			9,077,000	515,962			
MROP							700,000	
Reserves								
Subtotal HACP Sources:	11,594,277	15,243,750	5,200,000	9,077,000	1,311,147	2,627,820	4,193,588	12,669,625
HACP % of Total Sources	44%	54%	48%	32%	67%	100%	100%	57%
HACP - Per Unit Public Hsg Costs	199,901	304,875	208,000	201,711		262,782	NA	263,951
Tax Credit Equity	12,641,000	10,397,197	5,733,818	11,521,872				7,477,000
Other Private Debt	1,478,311			6,497,429	0			
Deferred Developer Fee		413,531		1,050,000				
Other Non-HACP Grants, etc.	500,000	2,000,000		666,566	654,488			1,962,547
Subtotal Non-HACP Sources:	14,619,311	12,810,728	5,733,818	19,735,867	654,488	0	0	9,439,547
Total Funding All Sources:	26,213,588	28,054,478	10,933,818	28,812,867	1,965,635	2,627,820	4,193,588	22,109,172
Activity Schedules								
Procure Dev / Const. Mgmt Team	6/1996	4/27/07	9/07-11/07	TBD	6/1996	6/22/06	NA	6/1996
Prepare Design Documents	2/2006	11/06 -7/08	3/08-9/08	TBD	11/2004	5/07-10/07	NA	7/2007
Prepare / Submit Tax Credit App	4/2006	4/13/07	12/07	12/14/07	NA	NA	NA	8/2007
Tax Credit Award Notice	9/06	9/07	5/08	5/08	NA	NA	NA	11/30/08
Prepare Evidentiaries	12/06-5/07	9/07 - 8/08	1/09-3/09	TBD	12/05 - 2/06	NA	NA	10/07-12/07
HUD Approval / Closing	5/07-8/07	12/07 - 11/08	3/09-6/09	TBD	6/06	TBD	NA	3/2008
Construction Start	7/07	11/08	6/09	TBD	9/07	TBD	NA	1/2008 (early start)
Construction Completion	10/2008	12/2009	12/2010	TBD	9/08	TBD	NA	5/2009

Attachment – HACP Compliance with the Violence Against Women Act (VAWA)

In recognition of Congress' passage of the Violence Against Women Act ("VAWA") in 2005, HACP has implemented measures to promote lifesaving programs to end sexual and domestic violence against women.

First with regard to the LIPH program, The Housing Authority of the City of Pittsburgh ("HACP") has complied with the VAWA by revising its standard lease. Per terms of its MTW Lease, the following shall not be considered violations of the Lease constituting defaults and bases for terminating the tenancy or occupancy rights of a victim of domestic violence:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking perpetrated against the victim.
2. Criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of the Tenant's Household or any Guest or Other Person under the Tenant's Control, if the Tenant or immediate member of the Tenant's Household is a victim of that domestic violence, dating violence, or stalking; provided, however, landlord may divide this Lease for the purpose of evicting, removing or terminating the occupancy rights of a Household member, whether or not such Household member is a signatory to this Lease, who engages in criminal acts of physical violence against Family members or others, without evicting, removing or otherwise penalizing the victim of such violence, who is also a Tenant or lawful occupant of the Unit.

The foregoing exceptions shall not apply unless the victim delivers to the landlord a certification on one of the following forms:

- a. A HUD-approved form supplied by HACP attesting that she/he is a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide violations of such actual or threatened abuse; or
- b. Documentation signed by an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence, stalking, or the effects of the abuse, in which the professional states under penalty of perjury that the professional's belief that the incident(s) in question are bona fide incidents of abuse and the victim has signed or attests to the documentation; or
- c. A federal, state, or local police report or court record describing the crime or incident(s) in question.

The victim must deliver the certification to the landlord within fourteen (14) business days after landlord requests the certification. If

the victim does not deliver the certification to landlord within the aforesaid period, landlord may terminate the tenancy of the Tenant or any lawful occupant of the Unit including the victim.

The foregoing exceptions, however, shall not limit the authority of the landlord to (i) honor court orders addressing rights of access or control of property, including civil protection orders issued to address the distribution or possession of property among Household members, (ii) evict a Tenant for any violation of this Lease not based on or connected with the act or acts of violence in question against the Tenant or member of Tenant's Household, provided that such victim is not held to a more demanding standard than other Tenants, and (iii) evict any Tenant if landlord can demonstrate an actual and imminent threat to other Tenants or those employed at or providing service to the property if that Tenant is not evicted.

Secondly with regard to Section 8 participants, HACP has incorporated into its recommended Standard Lease the above provisions, and utilizes a Housing Assistance Payment Contract that includes the following provisions:

Protections for Victims of Abuse.

- (1) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of such a victim.
- (2) Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of domestic violence, dating violence, or stalking.
- (3) Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, a PHA, owner or manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the housing choice voucher program.

(4) Nothing in this section may be construed to limit the authority of a public housing agency, owner, or manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

(5) Nothing in this section limits any otherwise available authority of an owner or manager to evict or the public housing agency to terminate assistance to a tenant for any violation of a lease not premised on the act or acts of violence in question against the tenant or a member of the tenant's household, provided that the owner, manager, or public housing agency does not subject an individual who is or has been a victim of domestic violence, dating violence, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

(6) Nothing in this section may be construed to limit the authority of an owner or manager to evict, or the public housing agency to terminate assistance, to any tenant if the owner, manager, or public housing agency can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant is not evicted or terminated from assistance.

(7) Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.

All LIPH residents and Section 8 participants have been notified of HACP's implementation of applicable VAWA provisions, and additional notification is provided each tenant/voucher holder as part of the recertification process.

In addition, when an incident of domestic violence occurs, City of Pittsburgh Police advise all victims of The Pennsylvania Crime Victims Compensation Program. When an incident occurs at HACP managed locations, City Police notify HACP personnel. REAL Family Self-Sufficiency program personnel are then contacted to coordinate necessary follow up to victims of domestic violence. The REAL program service coordinators are assigned to make contact with persons and families listed in the report for domestic violence-related issues within 72 hours of the incident. The service coordinator during the initial contact provides the person with a business card, information on PAAR (Pittsburgh Action Against Rape), and provides an opportunity to enroll in the REAL Family Self-Sufficiency Program or addresses other needs (i.e. food, employment, etc. More information on the REAL program and other social service programs are included in Chapter 9 of the Moving To Work Annual Plan.

Units approved for homeownership disposition

(showing those units still in the housing stock as of 11-18-2008)

PA-28-P001-022

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15210	1603 BALLINGER ST #1	
PA-28-P001-022	15210	1611 BALLINGER ST #2	
PA-28-P001-022	15216	219 SEBRING AVE #4	
PA-28-P001-022	15206	252 AMBER ST #5	
PA-28-P001-022	15206	250 AMBER ST #6	
PA-28-P001-022	15206	248 AMBER ST #7	
PA-28-P001-022	15206	45 PENN CIRCLE WEST #8	
PA-28-P001-022	15206	5465 BROAD STREET #9	
PA-28-P001-022	15206	246 AMBER ST #10	
PA-28-P001-022	15235	254 TRAVELLA BLVD #11	
PA-28-P001-022	15206	33 PENN CIRCLE WEST #12	
PA-28-P001-022	15206	39 PENN CIRCLE WEST #16	
PA-28-P001-022	15206	43 PENN CIRCLE WEST #17	
PA-28-P001-022	15206	35 PENN CIRCLE WEST #18	
PA-28-P001-022	15214	411 CHAUTAUQUA ST #19	
PA-28-P001-022	15233	1217 SHEFFIELD ST #20	
PA-28-P001-022	15233	1219 SHEFFIELD ST #21	
PA-28-P001-022	15233	1216 HAMLIN ST #22	
PA-28-P001-022	15233	1218 HAMLIN ST #23	
PA-28-P001-022	15206	6535 ROWAN ST #24	
PA-28-P001-022	15216	2534 NEELD AVE #27	
PA-28-P001-022	15210	712 MONTTOOTH ST #28	
PA-28-P001-022	15210	714 MONTTOOTH ST #29	
PA-28-P001-022	15210	716 MONTTOOTH ST #30	
PA-28-P001-022	15210	718 MONTTOOTH ST #31	
PA-28-P001-022	15210	720 MONTTOOTH ST #32	
PA-28-P001-022	15210	722 MONTTOOTH ST #33	
PA-28-P001-022	15210	724 MONTTOOTH ST #34	
PA-28-P001-022	15210	726 MONTTOOTH ST #35	
PA-28-P001-022	15210	728 MONTTOOTH ST #36	
PA-28-P001-022	15210	730 MONTTOOTH ST #37	
PA-28-P001-022	15212	1429 SANDUSKY ST #38	
PA-28-P001-022	15212	1431 SANDUSKY ST #39	
PA-28-P001-022	15216	142 SEBRING ST #40	
PA-28-P001-022	15210	212 CLOVER ST #41	
PA-28-P001-022	15210	214 CLOVER ST #42	
PA-28-P001-022	15210	216 CLOVER ST #43	
PA-28-P001-022	15210	218 CLOVER ST #44	
PA-28-P001-022	15210	213 ROTHMAN ST #45	
PA-28-P001-022	15210	215 ROTHMAN ST #46	
PA-28-P001-022	15210	217 ROTHMAN ST #47	
PA-28-P001-022	15210	219 ROTHMAN ST #48	
PA-28-P001-022	15207	515 FRAYNE ST #49	
PA-28-P001-022	15207	517 FRAYNE ST #50	

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15207	521 FRAYNE ST #51	
PA-28-P001-022	15207	523 FRAYNE ST #52	
PA-28-P001-022	15207	527 FRAYNE ST #53	
PA-28-P001-022	15207	529 FRAYNE ST #54	
PA-28-P001-022	15207	533 FRAYNE ST #55	
PA-28-P001-022	15207	535 FRAYNE ST #56	
PA-28-P001-022	15226	2337 WOLFORD ST #58	
PA-28-P001-022	15212	3564 BRIGHTON RD #60	
PA-28-P001-022	15226	952 BAYRIDGE AVE #61	
PA-28-P001-022	15210	1602 FIAT ST #62	
PA-28-P001-022	15226	2069 WOODWARD AVE #63	
PA-28-P001-022	15216	1309 METHYL ST #64	
PA-28-P001-022	15201	112 SCHENLEY MANOR DR #65	
PA-28-P001-022	15212	1323 OAKHILL ST #66	
PA-28-P001-022	15226	1541 CHELTON AVE #67	
PA-28-P001-022	15210	221 WAYSIDE ST #68	
PA-28-P001-022	15216	1415 KENBURMA AVE #69	
PA-28-P001-022	15201	111 SCHENLEY MANOR DR #70	
PA-28-P001-022	15235	7314 SOMERSET ST #71	
PA-28-P001-022	15216	948 SHADYCREST RD #72	
PA-28-P001-022	15220	1245 CRANE AVE #73	
PA-28-P001-022	15217	3773 BEECHWOOD BLVD #74	
PA-28-P001-022	15208	6947 HAMILTON AVE #75	
PA-28-P001-022	15210	2113 ECCLES ST #76	
PA-28-P001-022	15210	2115 ECCLES ST #77	
PA-28-P001-022	15210	2119 ECCLES ST #78	
PA-28-P001-022	15210	2121 ECCLES ST #79	
PA-28-P001-022	15210	2125 ECCLES ST #80	
PA-28-P001-022	15210	2127 ECCLES ST #81	
PA-28-P001-022	15210	2133 ECCLES ST #82	
PA-28-P001-022	15210	2135 ECCLES ST #83	
PA-28-P001-022	15212	223 CARRINGTON ST #84	
PA-28-P001-022	15212	225 CARRINGTON ST #85	
PA-28-P001-022	15212	227 CARRINGTON ST #86	
PA-28-P001-022	15212	229 CARRINGTON ST #87	

PA-28-P001-038

PA Number	Zip	Address
PA-28-P001-038	15207	926 JOHNSTON AVE #259
PA-28-P001-038	15207	930 JOHNSTON AVE #260
PA-28-P001-038	15207	934 JOHNSTON AVE #261
PA-28-P001-038	15207	940 JOHNSTON AVE #262
PA-28-P001-038	15207	944 JOHNSTON AVE #263
PA-28-P001-038	15207	948 JOHNSTON AVE #264
PA-28-P001-038	15207	978 JOHNSTON AVE #272

PA-28-P001-039

PA Number	Zip	Address
PA-28-P001-039	15214	211 W.BURGESS ST #2
PA-28-P001-039	15226	738 WOODBOURNE AVE #3
PA-28-P001-039	15210	700 LILLIAN ST #4

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-039	15226	1405 BROOKLINE BLVD #5	
PA-28-P001-039	15216	1512 ROCKLAND AVE #6	
PA-28-P001-039	15201	4290 COLERIDGE ST #7	
PA-28-P001-039	15216	2724 STRACHAN ST #8	
PA-28-P001-039	15206	27 PENN CIRCLE WEST #9	
PA-28-P001-039	15211	447 SWEETBRIAR ST #10	
PA-28-P001-039	15211	449 SWEETBRIAR ST #11	
PA-28-P001-039	15211	453 SWEETBRIAR ST #12	
PA-28-P001-039	15211	455 SWEETBRIAR ST #13	
PA-28-P001-039	15204	3828 MERLE STREET #15	
PA-28-P001-039	15226	2010 PIONEER AVE #16	
PA-28-P001-039	15211	116 WILBERT ST #17	
PA-28-P001-039	15216	1318 ORANGEWOOD AVE #18	
PA-28-P001-039	15210	2159 WHITED ST #19	
PA-28-P001-039	15210	2161 WHITED ST #20	
PA-28-P001-039	15226	958 NORWICH ST #21	
PA-28-P001-039	15216	2367 SARANAC AVE #22	
PA-28-P001-039	15216	2344 PALM BEACH AVE #23	
PA-28-P001-039	15226	1676 PIONEER AVE #24	
PA-28-P001-039	15216	2393 SARANAC AVE #25	
PA-28-P001-039	15204	3740 MERLE ST #26	
PA-28-P001-039	15206	6622 APPLE ST #27	
PA-28-P001-039	15226	517 ROSSMORE AVE #28	
PA-28-P001-039	15210	2073 WALTON AVE #29	
PA-28-P001-039	15201	1159 WOODBINE ST #30	
PA-28-P001-039	15204	802 STANHOPE ST #31	
PA-28-P001-039	15221	8331 VIDETTE ST #32	
PA-28-P001-039	15216	1630 DAGMAR AVE #33	
PA-28-P001-039	15208	114 N DALLAS AVE #34	
PA-28-P001-039	15226	2216 WOODWARD ST #35	
PA-28-P001-039	15204	2728 STAFFORD ST #36	
PA-28-P001-039	15204	2730 STAFFORD ST #37	
PA-28-P001-039	15221	1969 ROBINSON BLVD #38	
PA-28-P001-039	15226	707 DUNSTER ST #39	
PA-28-P001-039	15204	2736 MERWYN AVE #40	
PA-28-P001-039	15204	2738 MERWYN AVE #41	
PA-28-P001-039	15210	315 ROCHELLE ST #42	
PA-28-P001-039	15212	1233 HODGKISS ST #43	
PA-28-P001-039	15212	1219 MARSHALL AVE #44	
PA-28-P001-039	15212	3851 HIAWATHA ST #45	
PA-28-P001-039	15204	1302 HILLSBORO ST #46	
PA-28-P001-039	15204	1304 HILLSBORO ST #47	
PA-28-P001-039	15204	3176 LADOGA ST #48	
PA-28-P001-039	15201	118 SCHENLEY MANOR DR #49	
PA-28-P001-039	15208	7152 MCPHERSON BLVD #51	
PA-28-P001-039	15219	512 MORGAN STREET #52	
PA-28-P001-039	15204	1253 BERRY ST #53	
PA-28-P001-039	15214	3527 COLBY ST #55	
PA-28-P001-039	15206	537 MELLON STREET #56	
PA-28-P001-039	15206	5461 CLARENDON PL #57	
PA-28-P001-039	15206	7216 MINGO ST #59	
PA-28-P001-039	15201	4307 COLERIDGE ST #60	

PA Number	Zip	Address	All Units Pittsburgh, PA
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PA-28-P001-050

PA Number	Zip	Address
PA-28-P001-050	15216	1605 CANTON AVE #1
PA-28-P001-050	15216	1607 CANTON AVE #2
PA-28-P001-050	15216	1609 CANTON AVE #3
PA-28-P001-050	15216	1611 CANTON AVE #4
PA-28-P001-050	15216	1613 CANTON AVE #5
PA-28-P001-050	15216	1615 CANTON AVE #6
PA-28-P001-050	15207	4634 MONONGAHELA ST #7
PA-28-P001-050	15207	4632 MONONGAHELA ST #8
PA-28-P001-050	15207	4630 MONONGAHELA ST #9
PA-28-P001-050	15207	4628 MONONGAHELA ST #10
PA-28-P001-050	15207	4626 MONONGAHELA ST #11
PA-28-P001-050	15207	4624 MONONGAHELA ST #12
PA-28-P001-050	15207	4622 MONONGAHELA ST #13
PA-28-P001-050	15207	4620 MONONGAHELA ST #14
PA-28-P001-050	15207	4618 MONONGAHELA ST #15
PA-28-P001-050	15207	4616 MONONGAHELA ST #16
PA-28-P001-050	15207	4732 SYLVAN AVE #17
PA-28-P001-050	15207	4730 SYLVAN AVE #18
PA-28-P001-050	15207	147 ALLUVIAN ST #19
PA-28-P001-050	15207	149 ALLUVIAN ST #20
PA-28-P001-050	15207	151 ALLUVIAN ST #21
PA-28-P001-050	15207	153 ALLUVIAN ST #22
PA-28-P001-050	15207	155 ALLUVIAN ST #23
PA-28-P001-050	15207	157 ALLUVIAN ST #24
PA-28-P001-050	15207	315 FLOWERS AVE #25

PA-28-P001-051

PA Number	Zip	Address
PA-28-P001-051	15204	1212 STANHOPE ST #1
PA-28-P001-051	15204	1212 1/2 STANHOPE ST #2
PA-28-P001-051	15204	1214 STANHOPE ST #3
PA-28-P001-051	15204	1214 1/2 STANHOPE ST #4
PA-28-P001-051	15204	1111 FAULKNER ST #5
PA-28-P001-051	15204	1113 FAULKNER ST #6
PA-28-P001-051	15204	1115 FAULKNER STREET #7
PA-28-P001-051	15204	1117 FAULKNER ST #8
PA-28-P001-051	15204	2703 SACRAMENTO AVE #9
PA-28-P001-051	15204	324 WYCKOFF AVE #10
PA-28-P001-051	15204	326 WYCKOFF AVE #11
PA-28-P001-051	15204	2649 GLASGOW ST #14
PA-28-P001-051	15204	2651 GLASGOW ST #15
PA-28-P001-051	15204	2700 SACRAMENTO AVE #16
PA-28-P001-051	15204	2702 SACRAMENTO AVE #17
PA-28-P001-051	15204	2704 SACRAMENTO AVE #18
PA-28-P001-051	15204	2706 SACRAMENTO AVE #19
PA-28-P001-051	15204	2708 SACRAMENTO AVE #20
PA-28-P001-051	15204	2710 SACRAMENTO AVE #21
PA-28-P001-051	15204	1208 FAULKNER ST #22

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-051	15204	1210 FAULKNER ST #23	
PA-28-P001-051	15204	1212 FAULKNER ST #24	
PA-28-P001-051	15204	1214 FAULKNER ST #25	