Housing Authority of the
City of Pittsburgh

Moving to Work Demonstration
Year 10 (FY 2010) Annual Plan

Updated and Submitted to HUD March 26, 2010

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

Housing Authority of the City of Pittsburgh

Moving To Work Annual Plan

2010

Section I. Introduction

A. Table of Contents

Section 1. Introduction

B. Overview of HACP Moving To Work Goals and Objectives

HACP's overarching Moving To Work Goals are as follows:

1. To reposition HACP's housing stock. These efforts are designed to result in housing that it is competitive in the local housing market, is cost-effective to operate, provides a positive environment for residents, and provides both higher quality broader options for low-income families; and,

2. To promote independence for residents via programs and policies that promote work and self-sufficiency for those able, and promote independent living for the elderly and disabled.

In pursuit of these goals, HACP is proposing one new activity and will continue several Moving To Work Activities initiated in prior years. These initiatives are summarized below, with details available in Sections V and VI.

<u>Proposed New Activity Summary</u>

1. Operation of a Combined Homeownership Program Utilizing Soft-Second Mortgage Assistance and expanded eligibility

HACP will offer soft-second mortgage financing for home purchases for program participants who complete homeownership counseling and other program requirements. This will reduce administrative costs to the HACP, provide greater incentive for families to pursue self-sufficiency through homeownership, and will substantially increase affordability thus expanding housing choice for participating low income families. In addition, HACP will expand eligibility to families on the HACP public housing or Housing Choice Voucher program waiting lists who have received an eligibility letter from the HACP. This provides incentive for families to pursue self-sufficiency and expands housing choices for families who would not otherwise be able to take advantage of this assistance. Finally, HACP will establish a Homeownership Waiting List to establish order of eligibility for second mortgage assistance and to ensure assistance is provide in a fair and equitable manner.

HACP's objectives for this initiative are to reduce administrative costs, assist at least ten families to become self-sufficient homeowners in 2010, and expand housing choices for families that previously only considered renting, and expanding the range of homes families participating in the Homeownership Program can consider.

Ongoing Activities Summary

1. Modified Rent Policy for the Low Income Public Housing Program.

   As approved in 2008, HACP requires that any non-elderly, able-bodied head of household who is not working to either participate in the Family Self-Sufficiency Program or pay a minimum rent of $150.00 per month. Hardship exemptions are permitted. This policy provides additional incentives for families to work or prepare for work. HACP's objectives for this program include increased participation in the Family

Self-Sufficiency Program, increase rent collections, and increased level of families working.

In 2010, HACP will explore expanding this policy to the Housing Choice Voucher Program. HACP will also explore instituting a time-based increase in the minimum rent amount for families who continue to remain unemployed and do not participate in the FSS program. Specific plans to implement any such policies will be included in a future Annual Plan Amendment or future year Annual Plan prior to implementation.

2. Revised recertification requirements policy.

   As approved in 2009 and 2010, HACP operates both the Low Income Public Housing program and the Housing Choice Voucher Program with a recertification requirement modified to at least once every two years. Changes in income still must be reported, and standard income disregards continue to apply. This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency. HACP's objectives for this initiative are reduced staff time and thus reduced costs, and improved compliance with recertification requirements by tenants and the HACP.

3. Use of Block Grant Funding Authority to support development and redevelopment activities.

   As approved in each year of HACP's Moving To Work Program, beginning in 2000, HACP utilizes the block grant funding flexibility of the Moving To Work Program to generate funds to leverage development and redevelopment activities. These development and redevelopment activities are a key strategy in pursuit of the goal of repositioning HACP's housing stock. This strategy increases effectiveness of federal expenditures by leveraging other funding sources and increases housing choices for low-income families by providing a wider range of types and quality of housing. HACP's objective for this activity in 2010 is to achieve financial closing on Garfield Heights Phase III (subject to award of LIHTC in a timely manner), or on another mixed finance project.

4. Use of Block Grant Funding Authority to support Enhanced Family Self-Sufficiency Program.

   As first approved in 2004, HACP offers an Enhanced Family Self-Sufficiency Program, known as REAL – Realizing Economic Attainment For Life. This program, which allows more program slots than would be required under standard rules, provides extra services, including more intensive case management and the Resident Employment Program, than would normally be possible. Utilizing this flexibility increases the incentives for families to become self-sufficient. HACP's objectives for t his program are to maintain or increase the number of families enrolled, the number participating in training programs, the number securing and/or retaining employment, and the number increasing income.

5. Use of Block Grant Funding Authority to support the HACP Homeownership Program.

   HACP, as first approved in 2004, utilizes block grant funding to support operation of its combined Low Income Public Housing and Housing Choice Voucher

Homeownership Program. This flexibility also provides support for enhanced assistance levels and foreclosure prevention aspects of the program. This reduces administrative costs through the combined program, provides an incentive for families to seek work and self-sufficiency, and increases housing choices for low income families. HACP's objective for this initiative is to maintain or increase both the level of participation in homeownership program activities and the number of families achieving homeownership.

6. Operation of a combined Public Housing and Housing Choice Voucher Homeownership Program.

As approved in 2006, HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered.

HACP's objectives for this program are to maintain or increase the level of participation in homeownership program activities and the number of families achieving homeownership.

7. Energy Performance Contracting

Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts without prior HUD approval. HACP will continue its current EPC, executed in 2008, to reduce costs and improve efficient use of federal funds.

HACP's current EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geo-thermal heating and cooling systems at select communities. It is scheduled to be completed in early 2010. HACP's objectives include realizing substantial energy cost savings.

8. Establishment of a Local Asset Management Program.

In 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management, HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness. In 2010, HACP anticipates only minor deviations from HUD's asset management requirements.

HACP's objectives for this initiative include increased efficiency of operations, and improved site based budgeting and accounting to mare accurately reflect actual costs at the sites.

9. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.

Originally approved in 2002, HACP's operation of the Housing Choice Voucher Program allows flexibility in the permitted rent burden for new tenancies, or affordability. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement. HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods. HACP's objective for this initiative is to increase housing choices for participating families.

10. Modified Payment Standard Approval.

Originally approved in 2004, HACP is permitted to establish Exception Payment Standards up to 120% of FMR without prior HUD approval. HACP has utilized this authority to establish Area Exception Payment Standards and to allow Exception Payment Standard as a Reasonable Accommodation for a person with disabilities. Allowing the Authority to conduct its own analysis and establish Exception Payment Standards reduces administrative burdens on both the HACP and HUD (as no HUD approval is required) while expanding housing choices for participating families.

HACP does not currently have any Area Exception Payment Standards, and does not anticipate establishing any such areas in 2010, but may do so in future years.

HACP will continue to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities.

HACP's objective for this initiative is to expand housing choices for eligible families.

Since entering the Moving To Work Program in 2000, HACP has instituted a number of Moving To Work initiatives that in 2010 no longer require specific Moving To Work Authority. Some of those initiatives are:

1. Establishment of Site Based Waiting Lists.
2. Establishment of a variety of local waiting list preferences, including a working/elderly/disable preference and a special working preference for scattered site units.
3. Modified Rent Reasonableness Process
4. Transition to Site Based Management and Asset Management, including Site Based Budgeting and Accounting.

Finally, HACP continues to focus on completing units fully accessible according to the Uniform Federal Accessibility Standards (UFAS), and has budgeted funds appropriately in order to achieve completion.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

Number of Public Housing Units:
HACP had 5094 units in inventory on January 1, 2010. (See Table IIA-1).

Planned Significant Capital Expenditures:
In 2010, HACP plans include significant capital expenditures at:

- Mazza Pavilion to rehabilitate this property and address an extraordinary environmental condition (mold) that forced the vacating of the building in 2009. We project 2010 expenditures of $2.5 million (with total cost of approximately $4.6 million).
- Garfield Commons to begin additional redevelopment phases. HACP anticipates obligating $8 million towards this project in 2010.
- See Section IV and Section VII for additional information on HACP's capital expenditure plans.
- HACP will consult with former residents of the Kelly Street High Rise, and may submit a revision to the demolition application.

New Public Housing Units To Be Added:
During 2009, the HACP constructed 50 LIPH units in Garfield Phase 1. (See Table IIA-2.)

During 2010 HACP will add a total of 45 new units. This includes acquisition of 20 UFAS-compliant scattered sites units, development of 25 LIPH units in Garfield Phase 2. (See Table IIA-3.) This is in addition to the completion in late 2009 of 50 LIPH units in Garfield Phase 1 (see Table IIA-2). Oak Hill Phase 2, with 45 LIPH units, is expected to fully come online in 2011.

Public Housing Units To Be Removed:
HACP plans to remove 446 units from inventory during 2010 (See Table IIA-5). This includes:

- Planned demolition of all remaining standing units (357 units total) at St. Clair Village (with demolition currently approved for 226 units and HUD approval for demolition of the remaining 131 units pending). This property failed viability assessments beginning in 1998, and has failed to increase occupancy since. Funding is not available to implement a previously proposed partial demo/partial redevelopment plan. A variety of viability assessments have been conducted and alternate approaches explored, with demolition concluded as the only viable option.
- Planned demolition of the remaining 89 units in Garfield Heights. Some of these units are occupied, and relocation of families and related activities will be completed prior to demolition.
- This is in addition to the 2009 removal of 132 units at Garfield in Demolition Phases 1 and 2, implemented as part of an ongoing redevelopment strategy. (See Table IIA-4.)

In addition HACP plans to begin the planning and possibly proceed with demolition (with HUD authorization) for units in the following communities:

- Building #020012 at Homewood North (8 units). Structural issues in the foundation of this building would be excessively costly to address.
- Buildings 33-37 at Northview Heights containing 37 units are planned to be demolished to continue to 'right size' this property, reduce density, and achieve full occupancy.
- Disposition (which may include sale or demolition) of 64 remaining units at Broadhead Manor. 48 of 64 units were flood damaged and vacated in 2006, and all units have been vacant since 2008. Costs to rebuild or renovate the community were estimated to be excessive, with continued risk of flooding at the site. Thirty three scattered site units were purchased in 2007 and 2008 as replacement units for the units lost at this community.

Number of Housing Choice Vouchers Authorized:

HACP has authorization for 6757 Moving To Work Vouchers and 316 non-Moving To Work Vouchers. It is important to note that a) funding levels associated with these authorizations are not adequate to cover the costs of leasing an equal number of units, and b) under the Moving To Work block grant, as in previous years, HACP can utilize voucher funding authorization for other purposes as approved in the Moving To Work Annual Plan. See Sections VI. for information on the use of this authority.

Housing Choice Vouchers To Be Project Based:

HACP will project base an additional 22 Housing Choice Vouchers in 2010, for a total of 86 project-based vouchers. This includes:

- 48 units at Veterans Place, (2009 and 2010 – all non-MtW vouchers). Veterans Place provides transitional housing and support services to formerly homeless veterans who have completed a Veterans Administration Drug and/or Alcohol treatment program.
- 18 units at the Legacy, (2009 and 2010). The Legacy is a 108 unit HACP mixed finance senior citizen mid-rise housing facility.
- 20 units at the Hill District YMCA, (2010 – all non-MtW vouchers). These vouchers will support a Single Room Occupancy facility currently undergoing renovation at the Hill District YMCA.
- Additional vouchers, not more than 500, may be project based during 2010 using procedures consistent with existing regulations.

Guide to Tables

- Table IIA-1 shows HACP units in inventory on January 1, 2001 (at the start of the MtW demonstration), on January 1, 2009 and on January 1, 2010 . The table shows a total net reduction of 114 standing LIPH units in 2009.
- Table IIA-8 shows HACP units projected to be in inventory on December 31, 2010. The HACP projects a total net reduction of an additional 351 units in 2010.
- Tables IIA-2 and 3 show units to be added in 2009 and 2010, respectively.
- Tables IIA4 and 5 show units to be removed by demolition in 2009 and 2010, respectively.

- Table IIA-6 shows the net units to be gained or lost by bedroom size due to the creation of UFAS-compliant units in existing HACP communities. It is to be noted that this table shows only the net change in units due to the UFAS conversion process. The tables do not show the number of UFAS-compliant units actually created in existing HACP communities during these years.
- Table IIA-9 provides the total authorized MtW and non-MtW Housing Choice Voucher count for HACP in 2009 and 2010. In both years, the total authorized HCV voucher count is 7,073 with 6,757 MtW vouchers and 316 non-MtW vouchers each year.
- Table IIA-10 provides a listing of project-based HCV units by community with a description of each community. A total of HCV 66 units in 2 communities (Veteran's Place and the Legacy Apartments) will be project-based in 2009. In 2010, the same numbers of units in the same two communities will be project-based with an additional 20 units in YMCA SRO's added for a total of 86 project-based units.

Table IIA-1 – Units in the Inventory - January 1, 2001 - January 1, 2009 – January 1, 2010

Public Housing

	Eff/1 Bedroom			**2 Bedroom**			**3 Bedroom**			**4 Bedroom**			**5+ Bedrooms**			**Total**		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	1102	641	635	2653	1432	1468	1894	1441	1339	403	289	273	121	88	65	6173	3891	3780
Elderly	1429	1214	1210	423	103	104	0	0	0	0	0	0	0	0	0	1852	1317	1314
Total	2531	1855	1845	3076	1535	1572	1894	1441	1339	403	289	273	121	88	65	8025	5208	5094

Table IIA-2 – LIPH Units Added to Inventory – January 1, 2009 to December 31, 2009

Public Housing

	Eff / 1 Bedroom		**2 Bedrooms**		**3 Bedrooms**		**4 Bedrooms**		**5+ Bedrooms**		**Total**	
Family Community	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**
Garfield Phase 1*			7	3	25	4	8	2		1	40	10
Total			**7**	**3**	**25**	**4**	**8**	**2**		**1**	**40**	**10**

Note: Construction for Garfield Phase I completed in 2009

Table IIA-3 – LIPH Units to be Added to Inventory – January 1, 2010 to December 31, 2010

Public Housing

	Eff / 1 Bedroom		**2 Bedrooms**		**3 Bedrooms**		**4 Bedrooms**		**5+ Bedrooms**		**Total**	
Family Community	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**
Scattered Sites Phase 1				3		3		2				8
Scattered Sites Phase 2				3		7		1		1		12
Garfield Phase 2			3	2	13	2	3	2			19	6
Oak Hill Phase 2*	0		0		0						0	0
Total	**0**		**3**	**8**	**13**	**12**	**3**	**5**		**1**	**19**	**26**

Table IIA-4 – Units Demolished – January 1, 2009 to December 31, 2009

Public Housing

Community	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Garfield Heights			95	15	22	132
Total			**95**	**15**	**22**	**132**

Table IIA-5 – Units to be Demolished – January 1, 2010 to December 31, 2010

Public Housing

Community	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Garfield Heights			59	26	4	89
St. Clair Phase 2		64	140	15	7	226
St. Clair Phase 3			112	16	3	131
Total		**64**	**311**	**57**	**14**	**446**

Table IIA-6 – Net Units Gained or Lost by UFAS Conversions – January 1, 2009 to December 31, 2009

Public Housing

Community	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Northview Elderly	-4	+1				-3
Northview Family		+3	-9	-8	-1	-15
Addison Terrace	-3			+1		-2
Bedford Dwellings	-10	+8	-7			-9
Total	**-17**	**+12**	**-17**	**-7**	**-1**	**-30**

Table IIA-7 – Net Units to be Gained or Lost by UFAS Conversions – January 1, 2010 to December 31, 2010

Public Housing

Community	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Total						

Note: Total UFAS units to be constructed per UFAS Unit Plan. Unit changes (merged units and bedroom size changes) creating changes in HACP inventory during 2010 to be determined by UFAS unit conversion design in process.

Table IIA-8 – Units Projected to be in Inventory – December 31, 2010

Public Housing

	Eff/1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedrooms	Total
Family	635	1425	1082	234	53	3429
Elderly	1210	104	0	0	0	1314
Total	1845	1529	1082	234	53	4743

Note: Changes due to UFAS conversions not included. Changes projected include the construction of Garfield Phase I, Garfield Phase II and 20 new scattered sites units. In addition, changes projected for 2010 include the demolition of St. Clair Village and the remaining units (89 total) in Garfield Heights.

Table IIA–9 – Housing Choice Vouchers Authorized

Section 8

	2009	2010
MtW Vouchers	6757	6757
Non-MtW Vouchers	316	316
Total	**7073**	**7073**

Table IIA–10 – Number of HCV Units to be Project-based by Community

Section 8

Community	2009	2010
Veteran's Place*	48	48
Legacy Apartments	18	18
YMCA SRO's *	0	20
Total	**66**	**86**

Note: Veteran's Place and YMCA SRO's are non-MtW vouchers and are included in the non-MtW voucher count in Table IIA-9 above.

Descriptions of Communities

1. **Veteran's Place –** 5 buildings, 3-story walkups, constructed 2004-1005
2. **Legacy Apartments –** 4-story mid-rise for the elderly and disabled constructed 2007
3. **YMCA SRO's –** Single room occupancy (SRO) units in a renovated YMCA building constructed in 1922 for adult males referred to HACP by the Allegheny County Department of Human Services.

Note: Additional vouchers, not more than 500, may be project based during 2010 using procedures consistent with existing regulations.

II. General Housing Authority Operating Information
B. Leasing Information – Planned

Public Housing Units Leased:
HACP projects total LIPH occupancy of 4,107 units leased at the end of FY 2010. Projected leased units on December 31, 2010 include 3,026 leased HACP-managed units and 1,081 privately managed units. (See Tables IIB-1, IIB-2 and IIB-3.) HACP-managed units are managed as part of HACP's MtW program. HACP's privately managed units are not currently included in HACP's MTW initiatives.

Housing Choice Voucher Units Leased:
The HACP projects a combined (MtW and non-MtW) HCV voucher usage of approximately 5200 vouchers at the end of FY 2010. On January 1, 2010, combined HACP HCV voucher usage was 5,027 vouchers.

Total Units Leased/Families Served:
Total projected HACP occupancy (LIPH and Section 8) for the end of 2010 is approximately 9307 units. During May 2009, the HACP began offering vouchers to families on the Section 8 waiting list. (The HACP Section 8 waiting list has been closed to new applicants since September 2006). The Section 8 waiting list will be opened to new applicants early in 2010. During the remainder of 2009 and through 2010, the HACP will continue to adjust HCV usage levels as necessary to maintain HACP occupancy levels at or above required MtW baseline levels. HACP, through the leveraging of its redevelopment dollars, is also responsible for the creation of at least 251 tax credit affordable units, and 254 affordable market rate units, all of which are at or near full occupancy, for an additional 500 families served.

On January 1, 2010, the HACP served a total of 9,028 households (4,001 LIPH households and 5,027 Section 8 households).

Potential Difficulties Leasing Units

During 2009 and 2010, HACP LIPH occupancy levels have been and will be impacted by relocation of HACP residents associated with demolition, UFAS unit conversion construction, and redevelopment of HACP communities. At various points during 2009, relocation efforts at Garfield Heights, Northview Heights and St. Clair Village required the HACP to restrict move-ins in other HACP communities as displaced residents were given multiple community options for relocation. Remaining HACP units at Garfield will also be impacted as some families begin to move into new units in Garfield Phase 1. Also, in 2009, balcony renovations at the PA-Bidwell senior high-rise stopped move-ins for the building until the work can be completed. During 2010, the HACP anticipates that relocation caused by the demolition of St. Clair Village will result in temporarily halting leasing in all HACP-managed family communities, with the exception of Allegheny Dwellings, as St. Clair Village residents select new LIPH units. Also, during 2010, UFAS unit-related construction at Northview Heights, Homewood North and Hamilton-Larimer will continue to impact leasing rates in those communities.

Table IIB-1 – LIPH Occupancy – HACP-Managed - January 1, 2009, Janary 1, 2010 and Projected December 31, 2010

HACP – Managed	January 1, 2009			January 1, 2010			Projected – December 31, 2010		
	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-1 Addison Terrace	736	544	74%	734	528	72%	734	521	71%
1-2 Bedford Dwellings	420	352	84%	411	371	90%	411	370	90%
1-4 Arlington Heights	143	130	91%	143	135	94%	143	129	90%
1-5 Allegheny Dwellings	272	235	86%	272	238	88%	272	245	90%
1-7 Saint Clair Village	357	165	46%	357	53	15%	0	0	0%
1-9 Northview Heights	592	426	72%	574	366	64%	574	483	84%
1-12 Garfield Heights	221	86	39%	89	73	82%	0	0	0%
1-15 PA Bidwell High Rise	120	93	78%	120	98	82%	120	110	92%
1-17 Pressley High Rise	211	198	94%	211	192	91%	211	194	92%
1-20 Homewood North	135	111	82%	135	98	73%	135	122	90%
1-22 Scattered Sites South	156	114	73%	156	139	89%	156	140	90%
1-31 Murray Towers	68	66	97%	68	63	93%	68	62	91%
1-32 Glen Hazel	128	126	98%	128	122	95%	128	118	92%
1-33 Glen Hazel High Rise	97	84	87%	97	95	98%	97	89	92%
1-38 Glen Hazel Homes	9	1	11%	8	4	50%	8	4	50%
1-39 Scattered Sites North	129	105	81%	129	107	83%	129	116	90%
1-40 Brookline Terrace	30	0	0%	30	0	0%	30	0	0%
1-41 Allentown High Rise	104	103	99%	104	100	96%	104	96	92%
1-44 South Oakland (Finello)	60	54	90%	60	55	92%	60	55	92%
1-45 Morse Gardens	70	64	91%	70	69	99%	70	64	91%
1-46 Carrick Regency	66	66	100%	66	60	91%	66	61	92%
1-47 Gualtieri Manor	31	28	90%	31	27	87%	31	28	90%
1-62 Broadhead Manor	64	0	0%	64	0	0%	64	0	0%
1-XX New Scattered Sites	0	0	0%	0	0	0%	20	19	95%
Total	**4219**	**3151**	**75%**	**4057**	**2993**	**74%**	**3631**	**3026**	**83%**

Table IIB-2 – LIPH Occupancy – Privately Managed - January 1, 2009, January 1, 2010 and Projected December 31, 2010

Privately Managed	January 1, 2009			January 1, 2010			Projected – December 31, 2010		
	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-64 New Pennley Place	39	39	100%	39	33	85%	39	37	95%
1-66 Oak Hill	430	415	97%	430	423	98%	430	423	98%
1-72 Manchester	86	82	95%	86	82	95%	86	82	95%
1-73 Christopher Smith	25	20	80%	25	20	80%	25	23	92%
1- 80 Silver Lake	75	75	100%	75	74	99%	75	74	99%
1- 82 Bedford Hills	74	74	100%	74	74	100%	74	72	97%
1- 85 North Aiken	62	61	98%	62	59	95%	62	60	97%
1-86 Fairmont	50	49	98%	50	50	100%	50	49	98%
1-87 Legacy Apartments	90	90	100%	90	90	100%	90	87	97%
1-89 Bedford Hills Phase 2	58	58	100%	58	58	100%	58	56	97%
1-91 Bedford Hills Phase 3	0	0	0%	48	45	94%	48	46	96%
1-XX Garfield Phase I*	0	0	0%	0	0	0%	50	48	96%
1-XX Garfield Phase II	0	0	0%	0	0	0%	25	24	96%
1-XX Oak Hill Phase 2	0	0	0%	0	0	0%	0	0	0%
Total	**989**	**963**	**97%**	**1037**	**1008**	**97%**	**1112**	**1081**	**97%**

Note: Garfield Phase I not included in occupancy count pending conformation of EIOP status.

Table IIB-3 – LIPH Occupancy – January 1, 2009, January 1, 2010 and Projected December 31, 2010
HACP-Managed and Privately Managed Units

	January 1, 2009			January 1, 2010			Projected – December 31, 2010		
	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
HACP-Managed	4219	3151	75%	4057	2993	74%	3631	3026	83%
Privately Managed	989	963	97%	1037	1008	97%	1112	1081	97%
Agency Total	**5208**	**4114**	**79%**	**5094**	**4001**	**79%**	**4743**	**4107**	**87%**

II. General Housing Authority Operating Information

C. Waiting List Information

The HACP does not anticipate making any organizational or procedural changes to HACP public housing or housing choice voucher waiting lists in 2010. The HACP will continue to monitor HACP site-based waiting lists as an indicator of applicant preference and as a property management monitoring measure in 2010.

The HACP plans to reopen the HACP Section 8 waiting list during the first quarter of 2010. Following the culling of the Section 8 waiting list in 2009 and the distribution of vouchers to applicants already on the waiting list beginning in May 2009, as of September 2009, fewer than 400 applicants remain on HACP's Section 8 waiting list. It is anticipated that high demand for Housing Choice Vouchers in Pittsburgh will allow the growth of the HACP Section 8 waiting list in 2010 to easily outpace HACP's potential rate of voucher distribution for the year.

The HACP's waiting list for LIPH housing managed by HACP currently has over 1200 applicants (as of September 2009). Opening the Section 8 waiting list in early 2010 is expected to result in a decline of applicants for LIPH housing, as some applicants will select available Section 8 vouchers. HACP believes the numbers are still adequate to achieve occupancy increases as projected.

A listing of waiting list by site follows this section.

Please note that when Kelly Street was closed, all persons on the Kelly Street waiting list were given the option to change their preferences without losing their original date and time of application. Although no new applicants were permitted to select Kelly Street as a preference, those who had been on the Kelly Street list were given the option to remain on that list as long as there remained the potential for replacement units. As of January 2010, two such persons remained on the list. One was also on other lists and has since been withdrawn for failing to respond to correspondence regarding available housing. One person remaining on the Kelly Street list has not completed change of preference forms.

SBWL Application Distribution

	1	2	3	4	5	6	Total
Addison Terrace (Family)	**148**	**27**	**6**	**32**	**4**	**0**	**217**
Allegheny Dwellings	**282**	**16**	**0**	**0**	**0**	**0**	**298**
Arlington Heights	**237**	**36**	**0**	**0**	**0**	**0**	**273**
Bedford Dwellings	**268**	**25**	**38**	**0**	**0**	**0**	**331**
Caliguiri High-rise	**26**	**0**	**0**	**0**	**0**	**0**	**26**
Carrick Regency	**57**	**0**	**0**	**0**	**0**	**0**	**57**
Finello High-rise	**65**	**0**	**0**	**0**	**0**	**0**	**65**
Glen Hazel (Family)	**263**	**104**	**53**	**28**	**0**	**0**	**448**
Glen Hazel (High-rise)	**23**	**3**	**0**	**0**	**0**	**0**	**26**
Gualtieri Manor	**32**	**0**	**0**	**0**	**0**	**0**	**32**
Homewood North	**0**	**59**	**21**	**17**	**0**	**1**	**98**
Kelly Street High-rise	**1**	**1**	**0**	**0**	**0**	**0**	**2**
Morse Gardens	**95**	**2**	**0**	**0**	**0**	**0**	**97**
Murray Towers	**82**	**6**	**0**	**0**	**0**	**0**	**88**
Northview Heights Estates	**0**	**24**	**6**	**17**	**6**	**0**	**53**
Northview Heights High-rise	**14**	**1**	**0**	**0**	**0**	**0**	**15**
Pennsylvania-Bidwell	**25**	**2**	**0**	**0**	**0**	**0**	**27**
Pressley Street High-rise	**23**	**1**	**0**	**0**	**0**	**0**	**24**
Scattered Sites	**0**	**173**	**72**	**42**	**12**	**0**	**299**
Total*	**665**	**287**	**121**	**79**	**16**	**1**	**1,169**

***distinct count of applicants - they may be on several lists but are only counted once.**

1/8/2010

Section III. Non-MTW Related Housing Authority Information (Optional)

A. Planned Sources and Uses of other HUD or other Federal Funds (excluding HOPE VI):

Information on planned sources and uses of other HUD or other Federal Funds (excluding Hope VI) are included and separately identified in the Sources and Uses charts included in Section VII.

B. Description of non-MTW activities proposed by the Agency:

HACP chooses not to include in the Moving To Work Annual Plan descriptions of most non-MTW activities. Two non-MTW Activities are discussed below: Activities related to the Voluntary Compliance Agreement, and PIC reporting requirements.

1. Description of non-MTW activities related to the Voluntary Compliance Agreement

In June 2005, HACP and HUD entered into a Voluntary Compliance Agreement (“VCA”) regarding HACP’s fully accessible units, non-housing programs, policies and procedures.

As of December 31, 2009, HACP has completed all steps necessary to bring policies and procedures into compliance under the VCA.

In 2009, HACP made substantial progress on its VCA UFAS unit and non-housing program accessibility plan. In fact, during 2009 an additional 73 HACP units were certified as UFAS compliant. Of the 73 units, 68 count towards meeting HACP VCA objectives. It should be noted that the majority of 2009 benchmarked UFAS units were completed timely during 2009, including many family sized 3, 4, and 5 bedroom units. To date, 283 units have been certified as UFAS compliant in HACP’s housing stock. At the end of 2009, HACP was on target to complete an additional 40 UFAS units in 2010 - for a total of 323 UFAS units by the end of 2010 - resulting in 6.8% of the LIPH housing stock as UFAS compliant in 2010.

Specific benchmarks in the VCA are:

- Complete a total of 245 UFAS units as per the UFAS unit plan by December 31, 2009.
- Complete a total of 264 UFAS units as per the UFAS unit plan by June 15, 2010.

a. Status of units due prior to December 31, 2009

As of December 31, 2009, HACP had completed and certified 229 UFAS units as per the UFAS unit plan, 16 short of the 245 units required. However, the HACP has already certified 8 VCA UFAS units in 2010: Garfield Commons - 3 units (benchmark October 2009); 4307 Coleridge – 1unit (benchmark December 2008); Addison Terrace – 3 units (benchmark December 2009) and N.Aiken – 1 unit (benchmark December 2009). With the certification of these 8 units, the only outstanding VCA units that were benchmarked for completion in 2008 or 2009 that are outstanding are 8 scattered site units (currently under construction) benchmarked for December 2009.

i. These 8 UFAS scattered site units are being completed using the Turnkey Development model. Development proposals for these 8 units were initially submitted to HUD in April 2009 to meet the December 2009 timeframe. -Contracts with three developers to complete these 8 UFAS homes were signed in January 2010 and notices to proceed were issued to the developers. HACP will hold regular construction meetings and the third party UFAS certifier will regularly inspect work to help assure that the final product is compliant and acceptable for purchase as soon as possible in 2010.

b. Status of units due in 2010

In addition to the 8 scattered site turnkey units described above, HACP is due to complete an additional 19 VCA UFAS units in 2010, for a total of 27 VCA UFAS units to be completed in 2010 to satisfy HACP's UFAS unit and non-housing program accessibility plan as described in the VCA: 10 scattered site units replacing the units at St. Clair Village (replacement unit locations approved by HUD 11/2009), 2 units in Hamilton Larimer, and 7 UFAS units in Oak Hill (a mixed income community). A brief update on the status of the VCA UFAS for 2010 is below.

i. 10 Units – Scattered site units to replace St. Clair Village units

In November of 2009, HUD approved HACP completing 10 scattered site units in the same bedroom size composition as units planned for the St. Clair Village community in consideration of HACP's St. Clair Village approved demolition application for 226 units and demolition application submission for the final 131 units. These 10 scattered site units will be acquired using the Turnkey Development model. Of the 10 units, 6 units are the subject of contracts with developers and are under construction. HACP expects to have development proposals for the remaining 4 units submitted to the local HUD office expeditiously and has been working closely with its procured developers to complete these development proposals to assure high quality proposals so that high quality, UFAS compliant homes are available for HACP to purchase in 2010.

ii. 2 Units Hamilton Larimer

Contracts have been awarded, notices to proceed issued and construction has begun on the 2 units plus non-housing accessibility site work that is scheduled for on time June 2010 completion in this community. The UFAS third party certifier will be doing regular onsite visits to assure UFAS compliance by June 2010.

iii. 7 Units Oak Hill

HACP has been working closely with its development partner to assure completion of 7 units at Oak Hill in 2010. HACP's third party certifier has reviewed all UFAS unit designs for compliance, taken part in conference calls regarding UFAS compliance questions, and visited Oak Hill onsite in 2010 to resolve compliance questions.

c. <u>Planned Units and funding sources</u>

The chart below lists units to be completed in 2010 and the funding budgeted, by source, to complete that activity:

Activity	# of units	allocated amount	Funding Source
8 scattered sites	4	$ 984,578.00	ARRA
	2	$ 493,730.00	ARRA
	2	$ 449,970.00	MTW Capital Budget
10 scattered sites	5	$ 1,139,337.00	ARRA
	1	$ 289,184.00	MTW Capital Budget
	4	$ 1,000,000.00	MTW Capital Budget
Hamilton-Larimer	2	$ 417,080.00	ARRA
Oak Hill	3	NO HACP funds	Developer funded
	4	No direct HACP funds	Developer funded, or funded by Oak Hill Phase II, which will include an investment by HACP of $9,750,000 of program income funds or if done in Phase I, no HACP funds.
Total	27	$ 4,773,879.00	Various

HACP looks forward to completing the 264 UFAS units required by the VCA. HACP also looks forward to completing the total of 323 UFAS units in 2010, including units at every one of HACPs developments.

2. Plan to achieve HUD's PIC Reporting requirements for HACP managed units.

HACP has achieved 94.7% compliance in January and February 2010 for HACP managed units. This was a significant improvement over prior years. This improvement resulted from transitioning to the MTW Reporting Module and adding AMP data, as required, to the MTW 50058 submissions. As this process was completed, successful submission rates improved. We will continue to process error reports bi-weekly to ensure 95% compliance.

Section IV. Long-Term Moving To Work Plan (Optional)

HACP's vision for its Moving To Work Program through 2018, and potentially beyond, builds upon the vision of HACP's 2001-2009 Moving To Work Plans. This vision is built around two major themes that together will achieve the three statutory objectives of the Moving To Work Demonstration Program.

Theme one is to reposition HACP's housing stock to compete in the local market, improve operational efficiencies, and expand housing choices for low-income families.

Theme two is to promote self-sufficiency and independent living through a variety of enhanced services and policy adjustments. These programs and policies will be designed to provide incentives to work for adult, able bodied, non-elderly heads of households and family members, and to promote social and academic achievement for children and youth. In addition to increasing economic self-sufficiency among assisted families, these programs and policies are expected to result in increased revenue for the Housing Authority (increasing the cost effectiveness of federal expenditures) while increasing housing choices for families (with increased work and income they will have additional housing choices both within the HACP portfolio and in the larger housing market).

While the mechanisms are not yet in place to effectively measure all of these expected outcomes, especially those that are cumulative and long-term, shorter-term measures either are or will be put into place for each specific MtW initiative. See Section VI for more detailed information on the specific initiatives.

<u>Repositioning of HACP's Housing Stock</u>

Since the initial HACP Moving To Work Annual Plan in 2001, a major component of HACP's moving to work strategy has been to reposition HACP's housing stock through a) preservation of successful developments and b) revitalization of distressed developments through strategic investments that re-link public housing properties to their surrounding neighborhoods and act as a driver of other public and private investments to revitalize entire neighborhoods.

Initiated prior to Moving To Work through three HOPE VI redevelopment projects and continued through the Moving To Work Program, HACP has achieved great success. Allequippa Terrace, Manchester Apartments, and Bedford Additions are replaced by Oak Hill, multiple properties across Manchester virtually indistinguishable from their neighbors, and the Bedford Hills apartments, respectively. The new senior buildings Silver Lake, the Fairmont, the Commons and North Aiken and the Legacy are new positive anchors in their neighborhoods, replacing the distressed, and neighborhood distressing, East Hills, Garfield, Auburn Towers and Addison High Rises.

A by-product of these redevelopment efforts, which feature reduced densities, mixed income, and modern conveniences, is a reduced number of traditional public housing units. This is not inappropriate in Pittsburgh, which has seen city population decline substantially over the last 40 years. More important is that this is balanced by the addition of new affordable units supported by tax credits, and new units rented at market rates. In Pittsburgh, many of the new market rate units are affordable to families of modest income. Section 8 Housing Choice vouchers also support low income families, provide them choices in the housing market, and support occupancy of units available in the private market.

HACP has also invested in its successful housing in recent years, including completion of partial comprehensive modernization at the Glen Hazel and PA-Bidwell highrises, and many other improvements. HACP is nearing completion of a five year plan to create fully accessible units at all of its properties, and has implemented an Energy Performance Contract for improvements that include the installation of energy efficient and cost saving geothermal heating (and cooling) systems at several developments.

HACP is committed to continuing these preservation and revitalization efforts, to the greatest extent feasible with the funding available, throughout the Moving To Work demonstration.

The charts at the end of this chapter show projected sources of funds that can be used for capital projects, and projected uses of those funds over the next ten years. All of these numbers reflect projected obligations (not expenditure) of funds, and are projections only and are subject change based upon funding levels and opportunities, financial and real estate market conditions, new or changing regulations or requirements, and other unforeseen developments. Please note that the "callout" boxes contain notes that refer to the item below and to the left of where the small arrow touches the box.

The highlights of this plan are as follows:

- Complete the Garfield Heights redevelopment. With the high rise replacement completed, Phase One of the family development nearing completion and Phase Two poised to begin, completing this large redevelopment effort is a priority. HACP's investment, when combined with private efforts of the Bloomfield Garfield Corporation, the Garfield Jubilee Association, the Friendship Development Associates and the Penn Avenue Arts Initiative, position Garfield to build on the success of the surrounding neighborhoods and become a destination for private investment and a thriving, revitalized, neighborhood. As such, HACP plans significant commitment of capital dollars in 2010 and 2012.
- Rehabilitate Mazza Pavilion. This successful property in the heart of the Brookline neighborhood business district had to be vacated due to a failed building envelope and a resulting mold situation. Although costly, rehabilitating this property is a priority with significant investment planned in 2010 and 2011.
- Build on investments in Northview Heights. After completing conversion of 63 units into 26 new UFAS units and 26 new non-UFAS units, and the ESCO funded geothermal heating and cooling system, HACP wants to build on these investments to solidify Northview Heights' rebound. Thus investment in modernization of additional units, replacement of roofs and other improvements are planned.
- Begin revitalization of Addison Terrace. Only two blocks from the key Centre Avenue corridor in the Hill district, and the brand new Legacy Apartments, Hill Public Library, and soon to be constructed YMCA, HACP will work with the larger Hill Planning Process to redevelop Addison Terrace with a focus on the Elmore Square section of the property. If

possible, some off-site replacement units will be developed early in the process. Because of anticipated high costs for such a redevelopment effort, this projected plan calls for funding through HOPE VI or its successor program (the proposed Choice Neighborhoods Initiative).
- Modernize other successful but aging properties. HACP recognizes that existing properties can not be neglected. In addition to regular funding for safety and REAC items at all properties, HACP includes in this plan larger modernization efforts at other properties over the next ten years, including its successful scattered sites portfolio.

Not included in the attached chart are funding and financing strategies to support and leverage HACP MtW funding targeting these developments. As funding opportunities and financing mechanisms change, HACP will adapt and adopt the approaches that are most advantageous to the agency. These approaches include, but are not limited to, the following:
- Low Income Housing Tax Credits
- Federal, State and Local Housing Trust Funds dollars as available.
- Other Federal, State and Local funds such as CDBG, HOME, PA Department of Community and Economic Development Programs, and others as can be secured.
- Project basing up to 500 Housing Choice Vouchers. At this time HACP does not propose to utilize MTW Authority in its approach to project basing of Housing Choice Vouchers, but it may propose such approaches in future MTW Annual Plans.

Promoting Self-Sufficiency And Independent Living Through A Variety Of Enhanced Services And Policy Adjustments.

HACP is committed to continuing to pursue programs and policies that promote self-sufficiency and independent living. This is pursued through programs and policy modifications.

HACP's Family Self-Sufficiency (FSS) Program, called Realizing Economic Attainment For Life or REAL, includes the Resident Employment Program (REP). REAL and REP provide a variety of supports, programs, and referrals to residents to assist them in preparing for, seeking, finding, and retaining employment. The program and the Authority also work constantly to link with other programs, leverage additional services, and create positive environments for families, adults, seniors, and children. REAL and REP are complemented by the programs provided by HACP and its partners that focus on youth of various ages, including the BJWL after school and summer programs, the Clean Slate Drug Free Lifestyles and Youth Leadership Development Program, and the Creative Arts Corner state of the art studios at Northview Heights and the Bedford Hope Center.

HACP policy modifications are also designed to promote self-sufficiency, and the modified rent policy, as described in Section VI is designed to encourage families to participate in the FSS program.

The goal of these initiatives is to create an environment where work is the norm and personal responsibility is expected, and HACP will pursue additional policy adjustments towards this end. Such policy changes may include extending the current low income housing rent policy to the

Housing Choice Voucher Program; increasing the minimum rent for those able-bodied non-elderly residents who do not work or participate in the FSS program for over one year; partnering with schools to create academic achievement support and/or incentive programs, or other mandatory school attendance programs, for residents; or other creative initiatives still to be identified or developed. Any new initiatives will be included in the appropriate portions of parts V or VI of this or future Moving To Work Annual Plans.

It is HACP's vision to create vibrant, sustainable communities where family members of all ages can thrive and where life choices and opportunities are not limited. HACP will pursue this goal through the interconnected strategies of re- positioning the housing stock through preservation and revitalization, and promoting self-sufficiency through support programs and policy modifications.

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
DRAFT 2010 - 2019 CAPITAL BUDGET OLBIGATION SUMMARY

SOURCES

PROJECTED SOURCES	2010	2011	2012	2013	2014	5-Year SubTotals	2015	2016	2017	2018	2019	5-Year Subtotals	10-Year Totals
MtW Funds ($5 Mil PH & $3 Million Voucher)	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	40,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	40,000,000	80,000,000
CFP Projected Future Funding	11,355,791	10,000,000	10,000,000	10,000,000	10,000,000	51,355,791	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	50,000,000	101,355,791
RHF Projected Future Funding	9,669,552	3,732,821	2,739,383	468,571	500,000	17,110,327	500,000	500,000	500,000	500,000	500,000	2,500,000	19,610,327
ARRA - Formula (Carryover)	2,500,000					2,500,000							2,500,000
Green Building Grants/Conventional Mortgage(s) - New Central Office				6,000,000		6,000,000							6,000,000
HOPE VI - Addison			17,680,000			17,680,000	13,260,000			13,260,000		26,520,000	44,200,000
Program Income - Fairmont	5,400,000					5,400,000						0	5,400,000
Program Income - Legacy		2,300,000				2,300,000						0	2,300,000
Program Income - Garfield I/II/III		3,000,000				3,000,000						0	3,000,000
TOTALS ALL PROJECTED SOURCES	*36,925,343*	*27,032,821*	*38,419,383*	*24,468,571*	*18,500,000*	*145,346,118*	*31,760,000*	*18,500,000*	*18,500,000*	*31,760,000*	*18,500,000*	*119,020,000*	*264,366,118*

Matches Addison projected development expense for 2012

Matches Addison projected development expense for 2015

Matches Addison projected development expense for 2015

USES

	PROPOSED USES	2010	2011	2012	2013	2014	5-Year Subtotals	2015	2016	2017	2018	2019	5-Year Subtotals	10-Year Totals
HACP-WIDE	Administrative	3,800,000	3,914,000	4,031,420	4,152,363	4,276,934	20,174,717	4,405,242	4,537,399	4,673,521	4,813,727	4,958,139	23,388,028	43,562,745
HACP-WIDE	Security	2,900,000	2,987,000	3,076,610	3,168,908	3,263,975	15,396,493	3,361,894	3,462,751	3,566,634	3,673,633	3,783,842	17,848,754	33,245,247
HACP-WIDE	504/UFAS misc	812,000	40,000	30,000			882,000						0	882,000
HACP-WIDE	Range/Refrig, Other Misc	500,000	515,000	530,450	546,364	562,755	2,654,569	579,638	597,027	614,938	633,386	652,388	3,077,377	5,731,946
HACP-WIDE	LBP Abatement - Other Misc Hazmat	500,000	515,000	530,450	546,364	562,755	2,654,569	579,638	597,027	614,938	633,386	652,388	3,077,377	5,731,946
HACP-WIDE	Security Camera	1,200,000	0	0	0	0	1,200,000	0	0	0	0	0	0	1,200,000
HACP-WIDE	Resident Services	1,600,000	1,400,000	1,000,000	1,000,000	1,000,000	6,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	11,000,000
HACP-WIDE	Garfield Debt Service to FannieMae	9,669,552	3,732,821	2,739,383	468,571	0	16,610,327						0	16,610,327
HACP-WIDE	New Central Office (40,000 SF @ $150/SF)				6,000,000		6,000,000						0	6,000,000
	SUBTOTAL HACP-WIDE USES	*20,981,552*	*13,103,821*	*11,938,313*	*15,882,570*	*9,666,419*	*71,572,675*	*9,926,412*	*10,194,204*	*10,470,031*	*10,754,132*	*11,046,757*	*52,391,536*	*123,964,211*
	SUBTOTAL DEVELOPMENT	*12,300,000*	*2,100,000*	*32,310,000*	*0*	*1,470,000*	*48,180,000*	*13,760,000*	*0*	*8,106,000*	*13,260,000*	*0*	*35,126,000*	*83,306,000*
	SUBTOTAL MODERNIZATION	*3,200,000*	*4,678,000*	*1,850,000*	*7,550,000*	*8,340,000*	*25,618,000*	*3,500,000*	*4,610,000*	*7,900,000*	*8,000,000*	*7,200,000*	*31,210,000*	*56,828,000*
	TOTALS ALL PROPOSED USES	*36,481,552*	*19,881,821*	*46,098,313*	*23,432,570*	*19,476,419*	*145,370,675*	*27,186,412*	*14,804,204*	*26,476,031*	*32,014,132*	*18,246,757*	*118,727,536*	*264,098,211*

4 UFAS units @ $203,00 / unit

	2010	2011	2012	2013	2014	5-Year Subtotals	2015	2016	2017	2018	2019	5-Year Subtotals	10-Year Totals
Annual Surplus/ (Deficit)	443,791	7,151,000	(7,678,930)	1,036,001	(976,419)		4,573,588	3,695,796	(7,976,031)	(254,132)	253,243		
Additional Funding Available/ (Needed)	*443,791*	*7,594,791*	*(84,139)*	*951,862*	*(24,557)*		*4,549,031*	*8,244,827*	*268,796*	*14,664*	*267,907*		*267,907*

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
DRAFT 2010 - 2014 DEVELOPMENT AND MODERNIZATION SUMMARY

DEVELOPMENT

Proposed Development	2010	2011	2012	2013	2014	5-Year Subtotals	2015	2016	2017	2018	2019	5-Year Subtotals	10-Year Totals	Comments
Garfield III/IV	8,000,000		8,000,000			16,000,000						0	16,000,000	50 Units @ $200,000 / unit
Addison		900,000	17,680,000		1,470,000	20,050,000	13,260,000		1,476,000	13,260,000		27,996,000	48,046,000	Start off site units in 2011. Addison planning/predev in 2011 & redev start in 2012.
Auburn / Hamilton-Larimer	500,000		6,630,000			7,130,000						0	7,130,000	Planning in 2010; redevelopmen in 2012.
Arlington						0	500,000		6,630,000			7,130,000	7,130,000	Start planning in 2015. New construction budget for 30 PH at $221,000
Mazza Pavilion	3,800,000	1,200,000				5,000,000							5,000,000	Planning underway; rehabilitation constructio in 2010 and 2011.
Kelly Street (Not Yet Funded)						0						0	0	NOT YET FUNDED
Cove Place (Not Yet Funded)						0						0	0	NOT YET FUNDED
SUBTOTAL DEVELOPMENT	***12,300,000***	***2,100,000***	***32,310,000***	***0***	***1,470,000***	***48,180,000***	***13,760,000***	***0***	***8,106,000***	***13,260,000***	***0***	***35,126,000***	***83,306,000***	

Approx. 50 PH units

80 PH units @ $221,000 (3 bdrm rowhouse TDC)

60 PH units @ $221,000 (3 bdrm rowhouse TDC)

60 PH units @ $221,000 (3 bdrm rowhouse TDC)

Demo 245 units @ $6,000/unit

Demo 246 units @ $6,000/unit

Planning and Predevelopment

Addison predev & initial demo upt to 245 units

30 PH units @ $221,000 (3 bdrm rowhouse TDC)

30 PH units @ $221,000 (3 bdrm rowhouse TDC)

Planning and Predevelopment

Region		Proposed Modernization	2010	2011	2012	2013	2014	5-Year Subtotals	2015	2016	2017	2018	2019	5-Year Subtotals	10-Year Totals	Comments
REGION I	1001/ 1013	Addison	200,000	400,000	0	400,000	400,000	1,400,000	0	0	0	0	0	0	1,400,000	Interim REAC and Safety Repairs
REGION I	1002	Bedford Dwellings	100,000	50,000	0	500,000	5,040,000	5,690,000	0	100,000	0	100,000	0	200,000	5,890,000	Interim REAC and Safety Repairs: begin Modernization planning in 2013.
REGION I	1015	PA Bidwell	83,000	50,000	50,000	50,000	50,000	283,000	300,000	50,000	50,000	50,000	50,000	500,000	783,000	Interim REAC and Safety Repairs
REGION I	1017	Pressley	185,000	50,000	50,000	50,000	0	335,000	100,000	50,000	50,000	50,000	0	250,000	585,000	Interim REAC and Safety Repairs
REGION II	1005	Allegheny Dwellings	200,000	200,000	100,000	100,000	50,000	650,000	100,000	50,000	0	100,000	0	250,000	900,000	Interim REAC and Safety Repairs
REGION II	1009	Northview Heights	900,000	2,228,000	200,000	0	100,000	3,428,000	100,000	100,000	0	100,000	5,250,000	5,550,000	8,978,000	Phase 1 mod in 2010; Phase II mod in 2019. Interim REAC/Safety repairs in between.
REGION II	1011	Hamilton/Larimer Auburn Towers	40,000	100,000			0	140,000	0	0	0	0		0	140,000	Interim REAC/Safety repairs in 2010-2011. Redevelopment in 2012 (see above).
REGION II		Garfield	50,000	0	0	0	0	50,000	0	0	0	0	0	0	50,000	Interim REAC/Safety repairs in 2010. Complete redevelopment in 2010-2012.
REGION II	1020	Homewood North	100,000	100,000	100,000	50,000	50,000	400,000	50,000	0	5,600,000	0	0	5,650,000	6,050,000	Interim REAC/Safety repairs until Phase 1 mod in 2017.
REGION III	1004	Arlington Heights	200,000	100,000	50,000	0	0	350,000	0	0	0	5,600,000	0	5,600,000	5,950,000	Interim REAC/Safety repairs unitl Phase 1 mod in 2018.
REGION III	1031	Murray Towers	0	0	0	3,500,000	0	3,500,000	0	0	0		0	0	3,500,000	Modernization in 2013.
REGION III	1032, 1057	Glen Hazel Family (incl. Renova)	200,000	200,000	0	200,000	0	600,000	200,000	0	200,000	0	200,000	600,000	1,200,000	Interim REAC and Safety Repairs
REGION III	1033	Glen Hazel Highrise	50,000	500,000	0	0	200,000	750,000	0	100,000	0	100,000	0	200,000	950,000	Interim REAC and Safety Repairs
REGION III	1041	Caliguiri Plaza	200,000	100,000	100,000	100,000	100,000	600,000	400,000	100,000	100,000	100,000	100,000	800,000	1,400,000	Interim REAC and Safety Repairs
REGION III	1044	Finello Pavillion	40,000	0	100,000	0	100,000	240,000	0	100,000	0	100,000	0	200,000	440,000	Interim REAC and Safety Repairs
REGION III	1045	Morse Gardens	40,000	0	800,000	0	100,000	940,000	50,000	100,000	0	100,000	0	250,000	1,190,000	Interim REAC and Safety Repairs
REGION III	1046	Carrick Regency	300,000	200,000	0	0	100,000	600,000	0	0	100,000	0	0	100,000	700,000	Clear plumbing lines in 2010; Interim REAC/Safety repairs.
REGION III	1047	Gualtieri Manor	40,000	100,000	0	0	50,000	190,000	0	1,860,000	0	0	0	1,860,000	2,050,000	Interim REAC and Safety Repairs; Mod in 2016
REGION III	1051, 1052	Scattered Sites	272,000	300,000	300,000	2,600,000	2,000,000	5,472,000	2,200,000	2,000,000	1,800,000	1,600,000	1,600,000	9,200,000	14,672,000	Interim REAC/Safety repairs; Mod of some units each year, from 3-4 in 2011 to 32 in 2013.
		SUBTOTAL MODERNIZATION	***3,200,000***	***4,678,000***	***1,850,000***	***7,550,000***	***8,340,000***	***25,618,000***	***3,500,000***	***4,610,000***	***7,900,000***	***8,000,000***	***7,200,000***	***31,210,000***	***56,828,000***	

Cosmetic Modernization 420 Units @ $12,000 / unit

Includes Force account mod of 40 units @ $20,000/unit

Roofs/Gables - $2 Million, Demo - 38 units @ $6,000/unit - $228k

Phase I Comp mod 80 units @ $70,000 / unit

Phase II comp mod 70 units @ $75,000 / unit.

Phase I Comp mod 70 units @ $80,000 / unit

Comp Mod 70 units @ $50,000/unit

Comp Mod 31 units @ $60,000/unit

Section V. Proposed Moving To Work Activities: HUD Approval Requested

HACP is requesting one new approval for Moving To Work Activities in 2010, as described below.

HACP currently operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered. By combining the programs, increased benefits are available to some families. Homeownership counseling and preparation is a core element of the program, and all participants must complete homeownership counseling to take advantage of other program components.

HACP proposes to modify the existing program as described below. Based upon HACP's experience and changes in the real estate market in Pittsburgh, HACP has determined that soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention, is the best use of HACP funds to support homeownership.

A redlined copy of the HACP Combined Homeownership Program is provided as an attachment. Only the changed items are subject to a new approval request, as existing elements are included in Section VI. HACP will implement these new program elements upon approval by HUD and amendment of the HACP Housing Choice Voucher Program Administrative Plan.

HACP proposes to add the following program elements to the HACP MTW Homeownership Program. Details on the program, and these program elements, can be found in the attached "HACP MTW Homeownership Program April 2007, Proposed Amendment February 2010."

A. Description:
   i. Provide soft-second mortgage financing for home purchases. Via this provision, HACP will provide soft second mortgages to program participants. The amount of the second mortgage loan is calculated as follows: eligible monthly rental assistance x 12 months x 10 years, but in no case shall exceed $32,000. The second mortgage is forgiven on a pro-rated basis over a ten year period.
   ii. Expand Homeownership Program eligibility to include persons on HACP's LIPH and Section 8 HCV waiting lists-who have received a letter of eligibility for those programs from the HACP.
   iii. Establish a Homeownership Waiting List. A Homeownership waiting list will be established to assist in determining the order of eligibility for second mortgage Homeownership benefits. For an individual to be placed on the Homeownership Waiting List, those interested buyers must have the following: (1) Homebuyer Education completion certificate, (2) Mortgage pre-approval letter, and (3) meet all other Homeownership Program eligibility requirements.

a. Second mortgage assistance will be available to persons on the Homeownership Waiting List based upon order of eligibility as determined by the date of their mortgage pre-approval letter.
b. The participant will have 60 days from the date of their mortgage pre-approval letter to execute a sales agreement on the property of their choice and provide the HACP with a copy of the sales agreement.
c. The participant/buyer must have a settlement within ninety (90) days from the date that the mortgage application package is submitted to underwriting.
d. Persons failing to sign a sales agreement, complete a mortgage application in a timely manner as per the sales agreement, or reach settlement within the allotted time period will be removed from the list. Participants can get a new pre-approval letter and will be put back on the list based on the new date of the new pre-approval letter.
e. Anyone on the Homeownership Waiting List when annually budgeted funds become exhausted will remain on the list for the subsequent budget year. If a participant/buyer does not meet the stated deadlines for performance in the program, the HACP will review on a case by case basis to determine if and what remedies are available to assist in the completion of the transaction.

B. Relationship to statutory objectives.

i. Soft second mortgage assistance reduces costs and achieves greater cost effectiveness of federal expenditures because it is a one time expense resulting in savings of staff time, and thus funds, by reducing the number of annual recertifications and inspections that must be complete from ten to one over a ten year period, and eliminates the processing of monthly payments. Further, soft second mortgage assistance helps families to meet the newly stringent mortgage underwriting criteria of banks, increasing the possibility of getting mortgage approval, and helping them to take advantage of the reasonable prices and low interest rates available in the Pittsburgh market. Soft second mortgage assistance provides incentives for self-sufficiency by assisting participants to achieve self-sufficiency through homeownership. Soft second mortgage assistance expands housing choices for participants by increasing affordability, and thus expanding the range of homes, including the range of neighborhoods, they can consider for purchase.

ii. Expanding eligibility increases housing choice for those families that otherwise would not be eligible for homeownership assistance by making homeownership a viable option.

iii. Creation of a Homeownership Waiting List by itself does not impact the statutory objectives, but is a necessary element to ensure that the second mortgage assistance is provided to eligible participants in a fair and equitable manner.

C. Anticipated impacts

These provisions combined will:

- Reduce staff hours in administering homeownership assistance and thus will reduce costs and increase efficiency.
- Provide incentives for families to become self-sufficient through homeownership.

- Will expand housing choice by increasing affordability and thus making a broader range of housing, including higher quality housing, available to participants.

D. Baselines, Benchmarks, and metrics

- In 2009 the HACP homeownership goal was ten, and twelve closings were acheived. That will be the baseline. The Benchmark will be ten closings in 2010. Additional benchmarks will include number of pre-approval letters and number of sales agreements. Additional metrics (with baselines to be established based on prior experience where possible) will be the number of applicants, HCV/LIPH breakdown, education completion, pre-approval letters, 2nd mortgage amounts, sales agreements, purchase price, type of loan, and amount and type of assistance from non-HACP sources.
- HACP will calculate projected costs for administering traditional assistance, and will calculate actual costs and savings as a result of the program, and will include this information in the HACP 2010 MTW Annual Report.
- HACP will also look at foreclosure information, if any. It should be noted that over the last ten years HACP has assisted over 80 families to become homeowners, without a single foreclosure.

E. Data Collection and Proposed Metrics

- HACP utilizes and Access Database to track program activity. Metrics tracked are identified under item D. above. This data is entered into the database along with identifying information on the participant, as well as information on the lender.
- HACP will compile data from prior and current years on the above metrics, and will include this data in the 2010 Annual Report.

F. This activity is Authorized by Section B. 1. and D. 8 of Attachment C and Section B. 4. of Attachment D of the Moving To Work Agreement.

Section VI. Ongoing MTW Activities: HUD approval previously granted.

1. Modified Rent Policy for the Low Income Public Housing Program.

As approved in 2008, HACP requires that any non-elderly, able-bodied head of household who is not working to either participate in the Family Self-Sufficiency Program or pay a minimum rent of $150.00 per month. Specifically, the HACP lease and ACOP requires that any non-elderly, able bodied head of household who is not working and is paying less then $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 that $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 requests 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, an increased level of active participation in the HACP self-sufficiency program and, of course, added incentive for residents to become self-sufficient.

HACP established baseline measures in mid-2008 and mid-2009 as the full implementation of the policy was completed. These baseline measures are:

HACP total rent roll
HACP rent collection amounts
Number of participants in the family self-sufficiency program
Number and percent of (non-elderly & non-disabled) families working (family communities)

HACP will also look at FSS data (see below), including:
who have graduated from FSS
who have escrow accounts

Data is collected via Emphasys Elite software, with periodic reports based on the tenant database.

HACP anticipates that this policy will result in increased rent roll and collections, increased participation in the FSS program, and increased number and percentage of families working.

The first three indicators are expected to increase immediately, however, due to recent economic conditions and the time needed for families to prepare for work, the number and percentage of families working may not increase until the second or third year of policy implementation.

Increased rent collections will save money, and the desire to avoid an increased rent without accompanying increased income will provide an incentive for families to seek work or prepare for work. Further, once enrolled, the benefits of participating in the FSS program, including free training and escrow accounts once employed, will provide additional incentives to families to seek self-sufficiency.

Impact Analysis: The initial impact analysis projected approximately 1000 families would be impacted by this new policy. The initial annual evaluation found only 200 families impacted according to the database in August 2008, with an additional 100 new families impacted upon move-in. HACP continues to investigate the cause of this discrepancy, but it is believed to be the result of incomplete data in Emphasis Elite regarding FSS participation and disability status. Slightly less than half of the 300 impacted families enrolled in the FSS program, with the others choosing instead to pay the higher $150 minimum rent. Initial reviews of income levels, rent payment status, and other factors comparing the FSS group to the higher minimum rent group to authority families overall did not show any specific trends that could be attributed to the rent policy. Additional analysis, including reviews to ensure data quality, will be completed in 2010.

HACP utilized the assistance of a temporary graduate level intern, and temporary interns placed through the Coro Center for Civic Leadership to assist in evaluation of the policy impact. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

This policy is authorized by section C. 11. of Attachment C, and Section C. 3 of Attachment D of the Moving To Work Agreement.

In 2010, HACP will explore expanding this policy to the Housing Choice Voucher Program HACP will also explore instituting a time-based increase in the minimum rent amount for families who continue to remain unemployed and do not participate in the FSS program. Any such plans will be included in a future Annual Plan Amendment or future year Annual Plan, and in an amended HCV Program Administrative plan, prior to implementation.

2. Revised recertification requirements policy.

Approved in 2008 for the Housing Choice Voucher Program and in 2009 for the Low Income Public Housing Program, recertification requirements are modified to require recertification at least once every two years rather than annually. Changes in income still must be reported, standard income disregards continue to apply, and HACP continues to utilize the EIV system in completing recertifications. This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency.

HACP has calculated the average time to process a recertification, the number of recerts previously completed annually, and the resulting costs, and will compare this to the same total calculations subsequent to the change in policy to measure the cost savings.

This new policy has improved HACP's performance and compliance with recertification requirements in the HCV program, however, challenges associated with the PIC system continue to make determination of full compliance difficult. This policy has not been fully implemented in the LIPH Progam, but has improved compliance performance. Full implmentation is expected in 2010. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

Authorized by Section C. 4. of Attachment C (for public housing) and Section D.1. c. of Attachment C (for Housing Choice Voucher Program).

3. Use of Block Grant Funding Authority to support development and redevelopment activities.

Approved in each year of HACP's Moving To Work Program.
HACP utilizes the block grant funding flexibility of the Moving To Work Program to generate funds to leverage development and redevelopment activities. These development and redevelopment activities are a key strategy in pursuit of the goal of repositioning HACP's housing stock. This strategy increases effectiveness of federal expenditures by leveraging other

funding sources and increases housing choices for low-income families by providing a wider range of types and quality of housing.

In 2010 HACP anticipates utilizing approximately $8,000,000 generated from Housing Choice Voucher Subsidies and Low Income Public Housing Subsidies to support development and redevelopment activities.

This will increase housing choice by creating brand new public housing, low income tax credit, and affordable market rate units available to low-income families, providing a style and quality of housing for low-income families that are not widely available in the Pittsburgh housing market.

HACP will measure this impact based upon the units completed, and financing packages closed, as compared to those that would have been completed or closed absent this flexibility. HACP will also gather information on funding amounts leveraged as an additional measure of effectiveness. No other changes are anticipated. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

At the time of submission, HACP projects utilizing these funds for Garfield Commons Phase III, and projects financial closing late in 2010 (subject to a LIHTC award in a timely manner). If Garfield Commons Phase III does not receive a LIHTC award, HACP will explore other mixed finance development opportunities in 2010 or 2011.

This activity is authorized by Section B. of Attachment C of the Moving To Work Agreement.

4. Use of Block Grant Funding Authority to support Enhanced Family Self-Sufficiency Program.

Initially approved in 2004.

HACP offers an Enhanced Family Self-Sufficiency Program, known as REAL – Realizing Economic Attainment For Life. This program, which allows more program slots than would be required under standard rules, provides extra services, including more intensive case management and the Resident Employment Program, than would normally be possible. Utilizing this flexibility increases the incentives for families to become self-sufficient. It is important to note that the existence of the Enhanced Family Self-Sufficiency Program is necessary to fairly implement the HACP rent policy, as requiring participation in an eneffective program would punish low-income families with many obstacles to work. It is, however, a separate activity.

One of the benefits of HACP's REAL Family Self-Sufficiency Program is its flexibility in responding to an individual's or family's needs. Service range from intensive case management to employment training and placement, and include referral for assistance with nearly any obstacle a family may face including mental health and addiction issues. The frequency of case management contacts varies based upon the individual's situation and needs. The Resident Employment Program component offers or refers participants to appropriate services from job readiness to specific skill training and job placement assistance, and includes a database of participants seeking work for use by participating employers. Employment place in Section 3 opportunities generated by HACP contracts is a part of the Resident Employment Program component of the REAL Family Self-Sufficiency Program.

HACP measures the impact of this program based on a number of factors including the following:
Enrollment levels
Level of participation in offered training programs.
Number of persons completing offered training programs
Number of persons placed in employment and employed
Number of families accruing escrow
Number of persons retaining employment
Number of persons increasing income

Information is gathered through the Emphsys Elite and Tracking At A Glance software programs and through records kept by the Resident Employment Program. This program provides incentives for families to become economically self-sufficient.

HACP's REAL Family Self-Sufficiency Program continues to build on past success. No new elements have been added in the past year, but improvements in data tracking and coordination of data with property management has occurred. Information on specific successes will be included in the 2009 MTW Annual Report. Further, HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

This activity is authorized by Section B. 1. of Attachment C of the Moving To Work Agreement, and specifically subsection b. iii.

5. Use of Block Grant Funding Authority to support the HACP Homeownership Program. First approved in 2002, with some modifications to that approval in subsequent years. The most recent changes were approved in the comprehensive MTW Homeownership Program included as an attachment to the 2007 MtW Annual Plan. There have not been any modifications to the program since that time.

This program provides credit counseling to interested families, homeownership preparation courses, and one-on-one assistance when needed in securing a mortgage pre-approval letter for those who have completed other program requirements. Assistance is also provided in locating a possible home for purchase, and foreclosure prevention and mortgage assistance provisions are in place to support new homeowners should crisis arise. To date, there have not been any foreclosures of families purchasing a home through HACP's homeownership program.

The program offers a variety of purchase options. These include the use of housing choice voucher assistance towards home purchase, as well as the purchase of scattered site low income public housing units by public housing residents. In 2010, 12 HACP Homeownership Program participants completed a home purchase. Additional program participation information will be included in the 2009 Annual Report. HACP does not anticipate any changes to the use of Block

Grant Authority to support the homeownership program in 2010. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

HACP utilizes block grant funding to support operation of its MTW Homeownership Program, which is a combined Low Income Public Housing and Housing Choice Voucher Homeownership Program. This flexibility also provides support for enhanced assistance levels and foreclosure prevention aspects of the program. This provides an incentive for families to seek work and self-sufficiency, and increases housing choices for low income families.

By providing homeownership opportunities for families currently receiving rental assistance, HACP expands housing choices, as measured by additional homeowners each year.

This activity will be measured based upon the number of LIPH and Section 8 families participating in the homeownership program compared to prior years.

This activity is Authorized by Section B. 1. of Attachment C of the Moving To Work Agreement.

6. Operation of a combined Public Housing and Housing Choice Voucher Homeownership Program.

Approved in 2007. HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered. By combining the programs, increased benefits are available to some families.

Operation of a combined program is a distinct MTW activity, separate from the use of Block Grant Authority to support the homeownership program. However, the program elements, and many of the metrics, are the same for both activities.

HACP data indicates that there are over 800 families receiving Housing Choice Voucher assistance who have income high enough to be considered for homeownership. HACP will track the number, and success rate, of Homeownership Program participants from the LIPH or HCV program. The total number of homeownership sales and the number of participants in the program will also be tracked to measure the impact of this initiative. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

This activity is Authorized by Section B. 1. and D. 8 of Attachment C and Section B. 4. of Attachment D of the Moving To Work Agreement.

7. Energy Performance Contracting

Most recently approved in 2008. Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts without prior HUD approval. HACP will continue its current EPC, executed in 2008, to reduce costs and improve efficient use of federal funds, with full reporting as required by the Moving To Work Agreement to be included in the 2009 Annual Report.

HACP's current EPC, which is schedule for completion of installation of all items early in 2010, includes water saving measures and energy efficient lighting throughout the Authority's dwelling units. It also included geothermal heating and cooling systems (and associated minor weatherization) of homes at Northview Heights, Arlington Heights, and Homewood North.

HACP anticipates substantial energy savings from these improvements.

This activity is Authorized by Section A. 4. of Attachment D of the Moving To Work Agreement.

8. Establishment of a Local Asset Management Program.

Initially approved in 2003 and 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management. At that time, HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness. Please see the narrative accompanying Section VII which describes HACP Local Asset Management Program, deviations from standard fee-for-service and cost-allocation approaches, use of single fund budget authority, and provides an update on this program. HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

9. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.

Originally approved in 2001, HACP's operation of the Housing Choice Voucher Program allows flexibility in the permitted rent burden (affordability) for new tenancies. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant portion of rent is used as a guideline, not a requirement. HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods.

While this is a long-standing HACP policy, HACP will identify data regarding the percentage of families renting in non-impacted census tracts prior to the policy change to establish a baseline, and will compare this to the percentage of new leases approved in non-impacted census tracts. HACP will also assess the percentage of new leases utilizing the affordability exception. No changes, other than improved data collection, are planned in 2010.

This activity is authorized in Section D. 2. C. of Attachment C and Section D. 1. b. of Attachment D of the Moving To Work agreement.

10. Modified Payment Standard Approval.
Originally approved in 2004, HACP is authorized to establish Exception Payment Standards up to 120% of FMR without prior HUD approval. HACP has utilized this authority to establish Area Exception Payment Standards and to allow Exception Payment Standards as a Reasonable Accommodation for a person with disabilities. Allowing the Authority to conduct its own analysis and establish Exception Payment Standards reduces administrative burdens on both the HACP and HUD (as no HUD submission and approval is required) while expanding housing choices for participating families.

HACP does not currently have any Area Exception Payment Standards, having eliminated them in prior years due to budgetary constraints, and does not anticipate establishing any such areas in 2010, but may do so in future years. If re-establishment of Area Exception Payment Standards are planned, specific metrics, baselines, and benchmarks will be established. As a previously approved activity, HACP is including this in this section.

HACP will continue to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities and to increase housing choices for persons with disabilities.

HACP intends to engage outside evaluators in 2010 to assist in evaluation of this initiative.

This activity is authorized under Section D. 2. a. of Attachment C of the Moving To Work Agreement.

Outside Evaluators
Other than the internship assistance discussed under rent policy initiatives above, HACP has not utilized outside evaluators to assess its Moving To Work Program. In 2010, HACP intends to procure such an outside evaluation, with a focus on the rent policy and the overall Moving To Work program

Section VII. Sources and Uses of Funding

A. B. C. Planned Sources and Uses of Funds (MTW, Non-MTW, State and Local)

Please see the charts at the end of this Chapter which show planned sources and uses of MTW and non-MTW funds.

D. Deviations in Cost Allocation and Fee For Service Approach - Approach to Asset Management

In implementing its Moving To Work Initiatives, HACP's Local Asset Management Approach includes some deviations in cost allocation and fee for service approaches, as well as other variations to HUD asset management regulations. Because these all relate to accounting and sources and uses of funds, the information on HACP's Local Asset Management Program and Site Based Budgeting and Accounting is included in this section.

Approach to Asset Management

HACP follows HUD's guidelines and asset management requirements including AMP-based financial statements. HACP retains the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, HACP intends to retain full authority to move its MTW funds and project cash flow among projects without limitation. It is envisioned that MTW single fund flexibility, after payment of all program expenses, will be utilized to direct funds to the HACP development program, wherein HACP is working to redevelop its aging housing stock.

HACP's plan is consistent with HUD's ongoing implementation of project based budgeting and financial management, and project-based management. Operations of HACP sites are coordinated and overseen by Property Managers on a daily basis, who oversee the following management and maintenance tasks: maintenance work order completion, rent collection, leasing, community and resident relations, security, unit turnover, capital improvements planning, and other activities to efficiently operate the site. HACP Property Managers receive support in conducting these activities from the Central Office departments, including operations, human resources, modernization, Resident Self-Sufficiency, Finance, and others.

HACP Property Managers develop and monitor property budgets with support from the HACP Finance staff. Budget training has been held to support the budget development process. HACP continues to develop and utilize project-based budgets for all of its asset management projects (AMPs). Property managers have the ability to produce monthly income and expense statements and use these as tools to efficiently manage their properties. All direct costs are directly charged to the maximum extent possible to the AMPs.

HACP utilizes a fee for Service and frontline methodology as outlined in 24 CFR 990 and in the HACP Operating Fund Rule binder, which describes the methodology used for allocating its expenses.

New Initiatives and Deviations from General Part 990 Requirements

During FY2010 the authority will undertake the following initiatives to improve the effectiveness and efficiency of the Authority:

- HACP will maintain the spirit of the HUD site based asset management model. It will retain the COCC and site based income and expenses in accordance with HUD guidelines, but will eliminate inefficient accounting and/or reporting aspects that yield little or no value from the staff time spent or the information produced.

- HACP will establish and maintain an MTW cost center that holds all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein will be reported as other federal program. This cost center will also hold the balance sheet accounts of the authority as a whole.

- The MTW cost center will essentially represent a mini HUD. All subsidy dollars will initially be received and reside in the MTW cost center. Funding will be allocated annually to sites based upon their budgetary needs as represented and approved in their annual budget request. Sites will be monitored both as to their performance against the budgets and the corresponding budget matrix. They will also be monitored based upon the required PUM subsidy required to operate the property. HACP will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including all COCC fee and frontline charges. Actual revenues will include those provided by HUD and allocated by HACP based on annual property-based budgets. As envisioned, all block grants will be deposited into a single general ledger fund.

- Site balance sheet accounts will be limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which will be generated by operating surpluses, and any resulting due to/due from balances. All other balance sheet items will reside in the MTW fund accounts, and will include such things as compensated balance accrual, workers compensation accrual, investments, A/P accruals, payroll accruals, etc. The goal of this approach is to attempt to minimize extraneous accounting, and reduce unnecessary administrative burden, while maintaining fiscal integrity.

- All cash and investments will remain in the MTW cost center. This will represent the general fund. Sites will have a due to/due from relationship with the MTW cost center that represents cash.

- All frontline charges and fees to the central office cost center will be reflected on the property reports, as required. The MTW ledger won't pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments, may be transferred from the MTW ledger or the projects to the COCC.

- The ESCO accounting will be maintained within the MTW cost center. This will include all assets, liabilities, debt service costs, and cost savings.

- ❖ No inventory will exist on the books at the sites. A just in time system will be operational and more efficient, both in time and expense.
- ❖ Central Operations staff, many of whom are performing direct frontline services such as home ownership, self-sufficiency, and/or relocation, will be frontlined appropriately to the low income public housing and/or Section 8 Housing Choice Voucher programs, as these costs are 100 percent low rent and/or Section 8.
- ❖ Actual Section 8 amounts needed for housing assistance payments and administrative costs will be allotted to the Housing Choice Voucher program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing the budget transparency. Section 8 program managers will become more responsible for their budgets in the same manner as public housing site managers.
- ❖ Management Information System costs will be direct charged to the programs benefiting from them, e.g. the LIPH module cost will be direct charged to AMPs; all indirect MIS costs will be charged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This will allow for equitable allocation of the expense while saving time and effort on invoicing.
- ❖ MTW initiative funded work, such as contributions to the HACP development program, will also fund a 10 percent administration budget, in order to adequately and commensurately fund the administrative work to support the MTW initiatives.

<u>Flexible use of Phase in of Management Fees –</u>
As a component of its local asset management plan, the Housing Authority of the City of Pittsburgh elects to make use of phase-in management fees for 2010 and beyond. The HUD prescribed management fees for the HACP are $57.17 PUM. HACP proposes the following phase-in schedule and approach:

Schedule of Phased-in Management Fees for HACP –

2008 (Initial Year of Project Based Accounting	$91.94
2009 (Year 2)	$84.99
2010 (Year 3)	$78.03
2011 (Year 4 and beyond)	$78.03

The above numbers reflect 2009 dollars..

HACP has diligently worked to reduce its staffing and expenditure levels and reduce unnecessary COCC costs; it continues to do so, in an effort to cut costs further, in order to comply with the COCC cost provisions of the operating fund rule. It is also working to increase its management fee revenues in the COCC, through aggressive, and we believe, achievable, development and lease up efforts in both the public housing and leased housing programs. The 2010 budget shows a slight COCC surplus; this is benefiting from $800,000 in allowed phase in management fees. It does not appear possible for HACP to bring its COCC into balance without these phase in fees. As such, HACP is requesting that it lock in its current level of phase in fees, currently equal to $21 PUM. There is much to support this request. As HUD correctly indicated in its response to HACP's 2010 MTW annual plan, HACP has lost a substantial number of public housing units since it entered the MTW program. Roughly speaking, some 3,000 housing units were deemed uninhabitable, and needed to be demolished. As such, HACP has lost over $2.3 million in property management and bookkeeping fees annually. This is much needed fee revenue to the COCC. HACP, as indicated above, has made dramatic cuts to its COCC staffing, in virtually every department. It has reduced staff, reduced contractors, cut administration, and made substantial budget cuts to move toward compliance with the fee revenue requirements. Nevertheless, we are not yet able to meet the $57 PUM fee revenue target, unless and until we grow our portfolio size. Fortunately, a major component of the HACP strategic plan is to grow its public housing occupancy, both through mixed finance development and management, as well as in house management, so as to better serve our low income community and to recapture some of the fees lost to demolition. This requires central office staff and talent and expense. To make this plan work, i.e. to assist in the redevelopment of the public housing portfolio, we will need to lock in the $21 PUM phase in management fees.

As further support for this fee lock, we should note that HACP has historically had above norm central office costs driven by an exceedingly high degree of unionization. HACP has over a half dozen different collective bargaining units; this has driven up costs in all COCC departments, expecially in Human Resources and Legal. In addition, HACP is governed by City laws that require City residency for all its employees. This has driven up the cost to attract and retain qualified people throughout the agency, but especially in the high cost COCC areas, where HACP has had to pay more to attract the necessary talent to perform these critical functions.

The approach we propose is to lock in the $78 phase in fee until such time as the baseline $57 fee grows through annual inflationary increases up to this $78 level, at which time this flexibility will no longer be needed. This flexibility, coupled with HACP's planned growth in public housing occupancy and increases in voucher utilization, will enable HACP's COCC to become sustainable in the long term and fully compliant with the operating fund rule. It should also be noted that this fee flexibility will come from HACP's MTW funds, and will require no additional HUD funding. This flexibility is the essence of the MTW program, and will go a long way towards enabling HACP to successfully undertake and complete its aggressive portfolio restructuring efforts.

E. Use of Single Fund Flexibility

The HACP plans to utilize its single fund flexibility to direct $8 million from the HCVP and Low Income Public Housing Program funding to support the HACP development program.

SOURCES

FY 2010 Sources and Uses

Line Item	LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	FANNIE MAE LOAN	MROP	PROGRAM INC	TOTALS
Net Tenant Rental Revenue	$ 8,042,903	$ -	$ -	$ -	$ 8,042,903	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,042,903**
Tenant Revenue Other	$ 26,958	$ -	$ -	$ -	$ 26,958	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 26,958**
HUD PHA Operating Grants	$ 41,958,342	$ -	$ 43,108,982	$ 18,195,966	$ 103,263,290	$ 1,496,720	$ 304,900	$ 18,282,340	$ 4,732,821	$ 277,114	$ 4,966,161	$ 88,000	$ -	**$ 133,411,346**
S8 - Ongoing Administrative Fees Earned	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
S8 - Housing Assistance Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Investment Income - Unrestricted	$ 385,000	$ -	$ 150,000	$ -	$ 535,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 535,000**
Property Management Fees	$ -	$ 7,916,550	$ -	$ -	$ 7,916,550	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,916,550**
Frontline Service Fee	$ -	$ 8,276,136	$ -	$ -	$ 8,276,136	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,276,136**
Fraud Recovery Funds	$ 1,764	$ -	$ 42,490	$ -	$ 44,254	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 44,254**
Other Income	$ 738,944	$ 10,466	$ 408,770	$ -	$ 1,158,180	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,750,000	**$ 10,908,180**
Total Revenues	**$ 51,153,910**	**$ 16,203,152**	**$ 43,710,242**	**$ 18,195,966**	**$ 129,263,270**	**$ 1,496,720**	**$ 304,900**	**$ 18,282,340**	**$ 4,732,821**	**$ 277,114**	**$ 4,966,161**	**$ 88,000**	**$ 9,750,000**	**$ 169,161,326**

USES

Line Item	LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	FANNIE LOAN	MROP	PROGRAM INC	TOTALS
Administrative	$ 13,509,097	$ 11,354,395	$ 3,315,529	$ 3,549,766	$ 31,728,787	$ 80,000	$ -	$ 1,831,000	$ -	$ -	$ -	$ -	$ -	**$ 33,639,785**
Asset Management Fee	$ 758,280	$ -	$ -	$ 1,200,000	$ 1,958,280	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,958,280**
Tenant Services	$ 1,842,487	$ 1,228,551	$ 302,612	$ -	$ 3,373,651	$ -	$ 304,900	$ -	$ -	$ 277,114	$ -	$ -	$ -	**$ 3,955,665**
Utilities	$ 12,243,667	$ 23,615	$ -	$ -	$ 12,267,282	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 12,267,282**
Maintenance	$ 10,383,662	$ 2,519,335	$ -	$ -	$ 12,902,998	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 12,902,998**
Protective Services	$ -	$ 180,822	$ -	$ 2,900,000	$ 3,080,822	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,080,822**
General	$ 1,816,139	$ 283,291	$ 49,184	$ -	$ 2,148,614	$ 2,715	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,151,330**
Other	$ 1,009,411	$ 130,285	$ 33,082,855	$ -	$ 34,222,551	$ 1,400,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 35,622,551**
Debt Service Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,732,821	$ -	$ -	$ -	$ -	**$ 3,732,821**
Capital Budget Hard Costs	$ 5,000,000	$ -	$ 3,000,000	$ 10,546,200	$ 18,546,200	$ -	$ -	$ 16,451,340	$ 1,000,000	$ -	$ 4,966,161	$ 88,000	$ 9,750,000	**$ 50,801,701**
Other Financials	$ 3,000,000	$ -	$ 3,000,000	$ -	$ 6,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000,000**
Total Uses	**$ 49,562,743**	**$ 15,720,295**	**$ 42,750,181**	**$ 18,195,966**	**$ 126,229,184**	**$ 1,482,715**	**$ 304,900**	**$ 18,282,340**	**$ 4,732,821**	**$ 277,114**	**$ 4,966,161**	**$ 88,000**	**$ 9,750,000**	**$ 166,113,234**
Excess of Revenue over Expenses	**$ 1,591,167**	**$ 482,858**	**$ 960,062**	**$ -**	**$ 3,034,087**	**$ 14,005**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 3,048,093**

Note - Please note that the LIPH/COCC column presents both low rent operating expenses along with the originating COCC (central office) costs; these COCC costs are charged out to LIPH, creating an offestting revenue in the COCC; this entry creates a duplication. As a result, the costs are duplicated, and COCC revenues are created that are really just internal accounting entries. At year end elininations entries will be made to wipe out the duplicated cost and revenue items.

FY 2010 Sources and Uses Total MTW

SOURCES

Line Item	LIPH	COCC	MTW S8	CFP	TOT
Net Tenant Rental Revenue	$ 8,042,903	$ -	$ -	$ -	$
Tenant Revenue Other	$ 26,958	$ -	$ -	$ -	$
HUD PHA Operating Grants	$ 41,958,342	$ -	$ 43,108,982	$ 18,195,966	$
S8 - Ongoing Administrative Fees Earned	$ -	$ -	$ -	$ -	$
S8 - Housing Assistance Payments	$ -	$ -	$ -	$ -	$
Investment Income - Unrestricted	$ 385,000	$ -	$ 150,000	$ -	$
Property Management Fees	$ -	$ 7,916,550	$ -	$ -	$
Frontline Service Fee	$ -	$ 8,276,136	$ -	$ -	$
Fraud Recovery Funds	$ 1,764	$ -	$ 42,490	$ -	$
Other Income	$ 738,944	$ 10,466	$ 408,770	$ -	$
Total Revenues	**$ 51,153,910**	**$ 16,203,152**	**$ 43,710,242**	**$ 18,195,966**	**$**

USES

Line Item	LIPH	COCC	MTW S8	CFP	TOT
Administrative	$ 13,509,097	$ 11,354,395	$ 3,315,529	$ 3,549,766	$
Asset Management Fee	$ 758,280	$ -	$ -	$ 1,200,000	$
Tenant Services	$ 1,842,487	$ 1,228,551	$ 302,612	$ -	$
Utilities	$ 12,243,667	$ 23,615	$ -	$ -	$
Maintenance	$ 10,383,662	$ 2,519,335	$ -	$ -	$
Protective Services	$ -	$ 180,822	$ -	$ 2,900,000	$
General	$ 1,816,139	$ 283,291	$ 49,184	$ -	$
Other	$ 1,009,411	$ 130,285	$ 33,082,855	$ -	$
Debt Service Payments	$ -	$ -	$ -	$ -	$
Capital Budget Hard Costs	$ 5,000,000	$ -	$ 3,000,000	$ 10,546,200	$
Other Financials	$ 3,000,000	$ -	$ 3,000,000	$ -	$
Total Uses	**$ 49,562,743**	**$ 15,720,295**	**$ 42,750,181**	**$ 18,195,966**	**$**
Excess of Revenue over Expenses	**$ 1,591,167**	**$ 482,858**	**$ 960,062**	**$ -**	**$**

Note - Please note that the LIPH/COCC column presents both low rent operating expenses along with the originating COCC (central office) cos these COCC costs are charged out to LIPH, creating an offestting revenue in the COCC; this entry creates a duplication. As a result, the costs duplicated, and COCC revenues are created that are really just internal accounting entries. At year end eliminations entries will be made to wip the duplicated cost and revenue items.

SOURCES

Line Item	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	FANNIE MAE LOAN	MROP	PROC
Net Tenant Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Tenant Revenue Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
HUD PHA Operating Grants	$ 1,496,720	$ 304,900	$ 18,282,340	$ 4,732,821	$ 277,114	$ 4,966,161	$ 88,000	$
S8 - Ongoing Administrative Fees Earned	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
S8 - Housing Assistance Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Investment Income - Unrestricted	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Property Management Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Frontline Service Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Fraud Recovery Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Other Income	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Total Revenues	**$ 1,496,720**	**$ 304,900**	**$ 18,282,340**	**$ 4,732,821**	**$ 277,114**	**$ 4,966,161**	**$ 88,000**	**$**

USES

Line Item	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	FANNIE LOAN	MROP	PROC
Administrative	$ 80,000	$ -	$ 1,831,000	$ -	$ -	$ -	$ -	$
Asset Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Tenant Services	$ -	$ 304,900	$ -	$ -	$ 277,114	$ -	$ -	$
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Protective Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
General	$ 2,715	$ -	$ -	$ -	$ -	$ -	$ -	$
Other	$ 1,400,000	$ -	$ -	$ -	$ -	$ -	$ -	$
Debt Service Payments	$ -	$ -	$ -	$ 3,732,821	$ -	$ -	$ -	$
Capital Budget Hard Costs	$ -	$ -	$ 16,451,340	$ 1,000,000	$ -	$ 4,966,161	$ 88,000	$
Other Financials	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$
Total Uses	**$ 1,482,715**	**$ 304,900**	**$ 18,282,340**	**$ 4,732,821**	**$ 277,114**	**$ 4,966,161**	**$ 88,000**	**$**
Excess of Revenue over Expenses	**$ 14,005**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$**

SOURCES

Line Item		COCC
Property Management Fees	$	7,916,550
Frontline Service Fee	$	8,276,136
Other Income	$	10,466
Total Revenues	**$**	**16,203,152**

USES

Line Item		COCC
Administrative	$	11,354,395
Tenant Services	$	1,228,551
Utilities	$	23,615
Maintenance	$	2,519,335
Protective Services	$	180,822
General	$	283,291
Other	$	130,285
Total Uses	**$**	**15,720,294**
Excess of Revenue over Expenses	**$**	**482,858**

FY 2010 Capital Budget - Planned and Budgeted Activity - Subject to change due to emergencies or other unforseen conditions or circumstances

Source:

Revenues	Item	Community	CFP	ARRA	RHF	ROSS	MROP	S8 FSS	Fannie Mae Loan	Prog Inc	Section 8	LIPH
$ 56,597,302	Available All Grants	Various	$ 18,195,966	$ 18,282,340	$ 4,732,821	$ 277,114	$ 88,000	$ 304,900	$ 4,966,161	$ 9,750,000	$ -	$ -
$ 8,000,000	Operating Transfer In	Garfield Phase II	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000	$ 5,000,000

Uses: Development

Cost	Item	Community	CFP	ARRA	RHF	ROSS	MROP	S8 FSS	Fannie Mae Loan	Prog Inc	Section 8	LIPH
$ 9,750,000	New Development	Oak Hill - Phase II	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,750,000	$ -	$ -
$ 5,966,161	New Development	Garfield Phase II	$ -	$ -	$ 1,000,000	$ -	$ -	$ -	$ 4,966,161	$ -	$ -	$ -
$ 8,000,000	New Development	Garfield Phase III	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000	$ 5,000,000
$ 300,000	New Development	Addison/Francis	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 500,000	New Development	Auburn Hamilton/Larimer	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total: $ 24,516,161			**$ 800,000**	**$ -**	**$ 1,000,000**	**$ -**	**$ -**	**$ -**	**$ 4,966,161**	**$ 9,750,000**	**$ 3,000,000**	**$ 5,000,000**

Uses: Modernization

Cost	Item	Community	CFP	ARRA	RHF	ROSS	MROP	S8 FSS	Fannie Mae Loan	Prog Inc	Section 8	LIPH
$ 1,050,000	UFAS Completion/REAC/LBP Abateme	Addison Terrace / Additions	$ 200,000	$ 850,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 600,000	Fire Alarm System Replacement/ REA(	Bedford Dwellings	$ 100,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 183,000	Balcony Repair/REAC	PA Bidwell	$ 183,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 185,000	REAC	Pressley	$ 185,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 200,000	REAC/Safety Items	Allegheny Dwellings	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 6,910,195	UFAS Completion/Roofs/Electrical	Northview Heights Community & High-rise	$ 1,340,000	$ 5,570,195	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 457,000	UFAS/REAC	Hamilton-Larimer	$ 40,000	$ 417,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 50,000	REAC	Garfield Heights	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 850,000	UFAS Completion/ REAC	Homewood	$ 100,000	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 200,000	REAC	Arlington Heights	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 1,704,200	Abatement/ Demolition	St. Clair Village	$ 1,704,200	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 200,000	REAC	Glen Hazel Family	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 50,000	REAC	Glen Hazel Highrise	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 5,500,000	Comprehensive Modernization	Mazza Pavilion		$ 5,500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 200,000	REAC	Caliguiri Plaza	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 110,000	Retaining Wall/REAC	Finello Pavilion	$ 40,000	$ 70,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 40,000	REAC	Morse Gardens	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 300,000	Clearing Plumbing Lines	Carrick Regency	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 206,500	Elevator/REAC	Gualtieri Manor	$ 30,000	$ 176,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 4,356,799	504/UFAS - \Turnkey Developments	Scattered Sites	$ 1,739,154	$ 2,617,645	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 272,000	REAC	Scattered Sites	$ 272,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 372,846	TRICL Units	Authority-Wide	$ 372,846	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 500,000	Hazardous Materials Abatement	Authority-Wide	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 1,200,000	Security Camera	Aurhority-Wide	$ 1,200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 500,000	Ranges/Refrigerators/Misc	Authority-Wide	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 88,000	Materials at Broadhead	Broadhead Manor	$ -	$ -	$ -	$ -	$ 88,000	$ -	$ -	$ -	$ -	$ -
Total: $ 26,285,540			**$ 9,746,200**	**$ 16,451,340**	**$ -**	**$ -**	**$ 88,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Administration:

Cost	Item	Community	CFP	ARRA	RHF	ROSS	MROP	S8 FSS	Fannie Mae Loan	Prog Inc	Section 8	LIPH
$ 1,250,000	ARRA ADMIN	Authority-Wide	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 530,766	Technical Assistance Services - CVR	Authority-Wide	$ 449,766	$ 81,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 3,100,000	A/E Technical	Authority-Wide	$ 2,600,000	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 500,000	Construction Management Services	Authority-Wide	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 2,900,000	Protective Services	Authority-Wide	$ 2,900,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 1,200,000	Management Fees	Authority-Wide	$ 1,200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 45,900	Resident Services - PH-FSS	Authority-Wide	$ -	$ -	$ -	$ -	$ -	$ 45,900	$ -	$ -	$ -	$ -
$ 259,000	Resident Services - HCV	Authority-Wide	$ -	$ -	$ -	$ -	$ -	$ 259,000	$ -	$ -	$ -	$ -
$ 44,500	Resident Services - ROSS	Authority-Wide	$ -	$ -	$ -	$ 44,500	$ -	$ -	$ -	$ -	$ -	$ -
$ 232,614	Resident Services - ROSS II	Authority-Wide	$ -	$ -	$ -	$ 232,614	$ -	$ -	$ -	$ -	$ -	$ -
$ 3,732,821	Fannie Mae Debt Service	Garfield	$ -	$ -	$ 3,732,821	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total: $ 13,795,601			**$ 7,649,766**	**$ 1,831,000**	**$ 3,732,821**	**$ 277,114**	**$ -**	**$ 304,900**	**$ -**	**$ -**	**$ -**	**$ -**

		CFP	ARRA	RHF	ROSS	MROP	S8 FSS	Fannie Mae Loan	Prog Inc	Section 8	LIPH
$24,516,161	**Total Development:**	$ 800,000	$ -	$ 1,000,000	$ -	$ -	$ -	$ 4,966,161	$ 9,750,000	$ 3,000,000	$ 5,000,000
$26,285,540	**Total Modernization:**	$ 9,746,200	$ 16,451,340	$ -	$ -	$ 88,000	$ -	$ -	$ -	$ -	$ -
$13,795,601	**Total Adminstration:**	$ 7,649,766	$ 1,831,000	$ 3,732,821	$ 277,114	$ -	$ 304,900	$ -	$ -	$ -	$ -
$50,801,701	**Total Mod/Dev Budget:**	**$ 18,195,966**	**$ 18,282,340**	**$ 4,732,821**	**$ 277,114**	**$ 88,000**	**$ 304,900**	**$ 4,966,161**	**$ 9,750,000**	**$ 3,000,000**	**$ 5,000,000**

Section VIII. Administrative

A. Board Resolution.

A certified copy of the HACP Board Resolution adopting this annual plan and the signed Certifications of Compliance is attached.

B. Agency Directed Evaluations of the Moving To Work Demonstration

HACP does not have any Agency Directed ongoing evaluations of the demonstration. In 2010, HACP intends to procure a third party to provide ongoing support and evaluation of the Moving To Work Demonstration.

OMB Control Number: 2577-0216
Expiration Date: 08/31/2011

Annual Moving to Work Plan Certifications of Compliance

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

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 1/1/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the City of Pittsburgh
PHA Name

PA 001
PHA Number/HA Code

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

Rev. Ricky Burgess
Name of Authorized Official

Chairman
Title

Rev. Ricky V. Burgess
Signature

10/22/2009
Date

Housing Authority of the City of Pittsburgh

TM

Executive Office
200 Ross Street – 9th Floor
Pittsburgh, PA 15219
(412) 456-5012 FAX: (412) 456-5068

CERTIFICATE OF RESOLUTION APPROVAL

I, Jane Medjimorec, Recording Secretary of the Housing Authority of the City of Pittsburgh do hereby certify that the attached Resolution No. 60 of 2009 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Thursday, October 22, 2009 and approved.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Pittsburgh this 22nd day of October, 2009.

Jane Medjimorec
Recording Secretary (Seal)

Board Meeting
October 22, 2009

RESOLUTION No. 60 of 2009

A Resolution- Approving the Housing Authority of the City of Pittsburgh Moving to Work Demonstration Program Year 10 Annual Plan, and Authorizing the Executive Director to Submit the Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority City of Pittsburgh and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the Housing Authority of the City of Pittsburgh to participate in the Moving to Work (MtW) Demonstration Program; and

WHEREAS, as a participant in the MtW Demonstration, the Housing Authority of the City of Pittsburgh is required to submit an annual plan for review and approval by HUD; and

WHEREAS, the Annual Moving To Work Certifications of Compliance must be adopted by the Board as a part of the Moving To Work Annual Plan submission; and,

WHEREAS, the Housing Authority of the City of Pittsburgh's Year 10 (FY 2010) MtW Annual Plan was made available for public review from September 16, 2009 to October 16, 2009 and was the subject of public hearings held on October 7, 2009 at 9:00 A.M. and 6:00 P.M.; and,

WHEREAS, the Housing Authority of the City of Pittsburgh gave full consideration to all comments received regarding the MtW Year 10 Annual Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The Board of Commissioners of the Housing Authority of the City of Pittsburgh approves the Authority's Year 10 (FY 2010) Moving to Work Demonstration Program Annual Plan, and adopting the attached Certifications of Compliance.

Section 2. The Board of Commissioners of the Housing Authority of the City of Pittsburgh authorizes the Executive Director or his designee to submit the Moving To Work Annual Plan to HUD and to execute all certifications and forms necessary to accomplish submission.

Housing Authority of the City of Pittsburgh

TM

Executive Office
200 Ross Street – 9th Floor
Pittsburgh, PA 15219
(412) 456-5012 FAX: (412) 456-5068

CERTIFICATE OF RESOLUTION APPROVAL

I, Jane Medjimorec, Recording Secretary of the Housing Authority of the City of Pittsburgh do hereby certify that the attached Resolution No. 13 of 2010 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Thursday, March 25, 2010 and approved.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Pittsburgh this 25th day of March, 2010.

Jane Medjimorec
Recording Secretary (Seal)

Board Meeting
March 25, 2010

RESOLUTION No. 13 of 2010

A Resolution- Approving the Amended HACP Moving to Work 2010 Annual Plan, and authorizing the Executive Director to submit the Amended Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority City of Pittsburgh and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the Housing Authority of the City of Pittsburgh to participate in the Moving to Work (MtW) Demonstration; and

WHEREAS, as a participant in the MtW demonstration, the Housing Authority of the City of Pittsburgh is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Pittsburgh approved the FY 2010 Moving To Work Annual Plan on October 22, 2009 in Resolution 60 of 2009 and the Plan was submitted to HUD; and

WHEREAS, the Housing Authority of the City of Pittsburgh proposes to submit an amendment to the FY 2010 Moving To Work Annual Plan modifying the timeline for previously approved demolition of remaining units at Garfield Heights and adding new provisions to the HACP MTW Homeownership Program; and

WHEREAS, the Housing Authority of the City of Pittsburgh's proposed Amended FY 2010 Moving To Work Annual Plan ("the Amended Annual Plan") was made available for public review and comment from February 17, 2010 until March 19, 2010, and public hearings were held on the proposed Amended Annual Plan on March 10, 2010; and

WHEREAS, the no public comments were received regarding the Amended Annual Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority City of Pittsburgh:

Section 1. The Housing Authority City of Pittsburgh's Amended Fiscal Year 2010 Moving to Work Annual Plan is approved and the Executive Director is authorized to submit the Amended Annual Plan to HUD.