



**Housing Authority of the
City of Pittsburgh**

**Moving to Work Demonstration
Year 14 (FY 2014) Annual Plan**

**Amendment
Revised August 4, 2014**

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**Housing Authority of the City of Pittsburgh
Moving To Work Annual Plan
2014**

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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 and 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 will continue several Moving To Work Activities initiated in prior years. These initiatives are summarized below, with details available in Section IV.

Proposed New Activity Summary

HACP is not proposing any new activities in this 2014 Annual Plan. HACP is proposing modifications to existing activities in this 2014 Annual Plan, as follows:

A. Modifying Activity #1, Modified Rent Policy for the Section 8 Housing Choice Voucher Program, to specifically identify that properties with Project Based Vouchers for 100% of assisted units may utilize the modified rent policy.

B. Modifying Activity #7, Use of Block Grant Funding Authority via the Step Up To Market Financing Program for Development, Redevelopment, and Modernization, to add provision to the Financing Program elements to include allowing HACP to acquire property without prior HUD approval.

Ongoing/Implemented Activities Summary

1. Modified Rent Policy for the Section 8 Housing Choice Voucher Program

Building on the modified rent policy developed for the Low Income Public Housing Program and approved in 2008, HACP received approval in 2011 to require that any non-elderly, able-bodied head of household who is not working to either a) participate in a self-sufficiency program, including but not limited to the HACP Family Self-Sufficiency program (FSS), other Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. This policy provides additional incentives for families to work or prepare for work and increases overall accountability.

HACP's objectives for this program include increased participation by voucher holders in self-sufficiency, welfare to work and other training and education programs; increased levels of employment and earned income by participants; and potentially reduced Housing Assistance Payment costs to the Authority.

2. 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 includes increased participation in the Family Self-Sufficiency Program, increase rent collections, and increased level of families working.

3. Revised recertification requirements policy.

As approved in 2009 and 2010, HACP may operate 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.

4. Homeownership Program Policies

- a. Operation of a combined Low Income Public Housing (LIPH) and Housing Choice Voucher (HCV) Homeownership Program;
- b. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only;
- c. Expansion of Homeownership Program eligibility to persons on the LIPH and HCV program waiting list;
- d. Establishing a Homeownership Soft-second mortgage waiting list.

As 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, and expands housing choices for participating households. HACP also believes this program provides incentives for families to pursue employment and self-sufficiency through the various benefits offered; however, HUD's standard metrics do not effectively apply to this initiative so it is removed as a formal goal.

As approved in 2010, HACP's homeownership program includes the availability of soft-second mortgage assistance, which increases affordability and thus housing choice for eligible families while decreasing costs to the HACP. As the number of soft-second mortgages may be limited based upon budgeted spending authority, it was necessary to establish a waiting list for soft-second mortgages to ensure fair award of available funds.

Also approved in 2010 was expansion of Homeownership Program eligibility and assistance to persons on the HACP waiting lists for Public Housing and the Housing Choice Voucher program. In 2014, HACP proposes a minor modification to include as eligible for the Homeownership Program persons otherwise eligible for the public housing or Housing Choice Voucher Programs but may not be current participants or currently on an HACP waiting list. 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.

5. 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.

6. Modified Payment Standard Approval.

Originally approved in 2004, HACP is permitted to establish Exception Payment Standards up to 120% of Fair Market Rent (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 2014, 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.

In 2013 HACP received approval of a modification to this activity allowing HACP to establish an Exception Payment Standard of up to 120% of FMR for new construction or rehabilitation that creates fully accessible units meeting the requirements of the Uniform Federal Accessibility Standard (UFAS) in order to promote and support the creation of additional accessible units available to low-income families.

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

7. Use of Block Grant Funding Authority to support Development and Redevelopment Activities through the Step Up To Market Financing Program.

Originally approved in 2012, HACP is permitted the Use of Single Fund Flexibility to support development and redevelopment via the *Step Up To Market Financing Program*. HACP will expand its use of the Block grant authority authorized in the Moving To Work Agreement to leverage debt to fund public housing redevelopment and modernization in order to address additional distressed properties in HACP's housing stock. Specifically, HACP will identify properties for participation in the Step Up To Market Program and will utilize one or more strategies, subject to any required HUD approvals, including but not limited to, the following: Project basing HACP units without competitive process; Determining a percentage of units that may be project-based at a development up to 100% of units; Project basing units at levels not to exceed 150% of the FMR as needed to ensure viability of identified redevelopment projects (subject to a rent reasonableness evaluation and a subsidy layering review); and Extending Eligibility for project based units to families with incomes up to 80% of AMI.

HACP will submit full development proposals to HUD as per standard protocols.

On-Hold Activities

HACP activities that could be considered as ‘on hold’ are actually subsets of implemented activities. They are as follows:

- i. Exception Payment Standard Areas. HACP suspended its Exception Payment Standard Area in order to reduce costs and streamline administration. Depending on future funding, and changes to the local market, HACP may develop new exception payment standard areas to increase housing choice for voucher families.
- ii. The Step Up To Market Financing Program has not yet been utilized in an approved development proposal, but plans continue to include utilization of some elements of this initiative (see above and Section IV). However, HACP may include all elements of the program in future development proposals.

Closed Out Activities

Since entering the Moving To Work Program in 2000, HACP has also instituted a number of Moving To Work initiatives that in 2014 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/disabled 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.

Other Activities

Several activities that utilized Moving To Work Authority, but are not specified as specific initiatives waiving specific regulations, were previously included in the initiative section but no longer require that separate listing. They are as follows:

- Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.
 - Originally approved with the initial Moving To Work Program and expanded to include homeownership and resident service programs in subsequent years, HACP continues to use Moving To Work block grant funding to support its Moving To Work Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V. on Sources and Uses of funds.
- Energy Performance Contracting
 - Under HACP’s Moving To Work Agreement, HACP may enter into Energy Performance Contracts (EPC) 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 was completed in 2010, with final payments made in 2011.

Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year. HACP reports on the EPC in the MTW Annual Report.

- 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. Specific elements of HACP's Local Asset Management Program were approved in 2010, as described in the Appendix, Local Asset Management Program. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

Long Term Goals and Vision

HACP's vision for its Moving To Work Program through 2018, and potentially beyond, builds upon the vision of HACP's 2001-2013 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 are 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 to effectively measure all of these expected outcomes continue to be developed (especially those that are cumulative and long-term) shorter-term measures are in place for each specific MtW initiative. HACP is also adding HUD's Standard Metrics, to the extent possible, to its tracking of MTW initiative impacts. See Section IV for more detailed information on the specific initiatives.

Repositioning of HACP's Housing Stock

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, Bedford Additions and Garfield Heights are replaced by Oak Hill, multiple properties across Manchester virtually indistinguishable from their neighbors, the Bedford Hills apartments, and Garfield Commons, respectively. The new senior buildings Silver Lake, the Fairmont, the Commons at 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. These combinations of approaches have enabled HACP to continue serving substantially the same number of families as would have been served absent the demonstration.

In 2011 and 2012, in light of continued erosion of funding available for affordable housing development and redevelopment, HACP engaged in extensive collaborative work with HUD and other partners to develop new mechanisms for financing redevelopment of distressed properties. The resulting Step Up To Market Financing Program was designed to be a key component of future HACP repositioning activities.

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. A complete renovation and modernization of the Mazza Pavilion was completed late in 2011. Additional modernization work at many sites continues, with highlights noted below and in Section II. HACP is also recently completed a five year plan to create fully accessible units at all of its properties, and continues to create additional UFAS units each year. HACP also 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.

The highlights of this plan are as follows:

- Revitalize Addison Terrace. Addison Terrace is only two blocks from the key Centre Avenue corridor in the Hill district which includes the following new facilities: the Legacy Apartments, the Hill Public Library, and a branch of the YMCA. HACP worked closely with the larger Hill District Master Planning Process to plan redevelopment of the 1940's era Addison Terrace. Because of projected high costs for this redevelopment effort, including substantial infrastructure costs, and the scarcity of HOPE VI and other major grant programs, HACP worked with HUD and other partners to develop innovative financing strategies through Moving To Work to support this effort, resulting in the Step Up To Market Financing Program. Demolition of approximately two thirds of the site is complete and site preparation is currently underway. HACP and its partners are working diligently to finalize financing for a 186 unit Phase I of construction, and one or two additional phases for 400 total units.
- Plan for new development in the East End, including Hamilton-Larimer. In parts of the East Liberty neighborhood of Pittsburgh, a significant market and development rebound has occurred. In the adjoining Larimer neighborhood, a long term and ongoing grassroots community planning process led to the completion of the Larimer Vision Plan. The Vision Plan, which focuses on the Larimer Avenue corridor spanning parts of both East Liberty and Larimer, is the basis for a growing consensus around neighborhood revitalization strategies in these neighborhoods. Working with a variety of partners in Larimer and East Liberty, HACP is pursuing new development opportunities in these neighborhoods, including the Hamilton-Larimer and former Auburn Towers site on the border of East Liberty and Larimer. HACP will continue to work closely with other City agencies and neighborhood organizations to identify the opportunities with the potential for the greatest impact, and has invested in the planning process resulting in the Larimer Vision To Action Plan, which aims to identify specific activities to implement the Larimer Vision Plan. The Vision To Action Plan is the basis for a Choice Neighborhoods Initiative Implementation grant funding application to support this effort. A Choice Neighborhoods Implementation Grant application was submitted in September, 2013. The proposed plans include redevelopment of the nearby East Liberty Gardens project based voucher property in the East Liberty portion of the Vision area. Alternate plans are also being developed so progress can continue even if the grant is not awarded.
- 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 continues to build on these investments to solidify Northview Heights' rebound. In 2010 Force Account staff renovated an additional 30 units in the buildings that received UFAS units. In 2010 and 2011, work to replace the roofs on buildings that had not had roof replacements, and the siding on all of the family buildings, was completed. Continued investment in modernization of additional units, completing replacement of roofs, upgrading electrical systems and other improvements are continued in 2012 and 2013. In 2014, remaining roofs will be completed, additional site work will be done, planning is underway for modernization of all kitchens and bathrooms in the family

units. It is worth noting that as a result of past HACP activities at this site, occupancy is up to 97% and the waiting list is growing as demand for this property increases.

- Modernize other successful but aging properties. HACP recognizes that existing properties cannot 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 window replacement and façade/EFIS repairs at several senior/disabled high rises and continued investment in its successful scattered sites portfolio.
- Pursuit of Rental Assistance Demonstration Conversions. In order to secure the long-term viability of its existing housing stock, HACP will evaluate and pursue conversion of some public housing units to HUD contracts for multi-family housing rental assistance through the Rental Assistance Demonstration (RAD) Program. HACP may submit RAD applications for some or all of the following properties:
 - Glen Hazel and Glen Hazel High Rise
 - Murray Towers
 - Caliguiri Plaza
 - Other properties are also being evaluated; application will not be made without appropriate and required public notice and comments.

Below are two charts showing project funding obligations over the next ten years.

Not included in the charts are funding and financing strategies, including those that use MTW funding flexibility and support and leverage MTW funds to support redevelopment of these properties. As funding opportunities and financing mechanisms change, and creative approaches are devised, 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.
- HUD's new and evolving financing and transformation initiatives, if authorized, or other similar approaches.
- Project basing up to 500 Housing Choice Vouchers.
- HACP's Moving To Work Step Up To Market Financing Program.
- Any and all other opportunities and mechanism that are available or can be identified that will assist HACP in furthering its goals under MTW and under the Low Income Public Housing and Housing Choice Voucher programs.

Other sections of the Annual Plan include specifics on the funding strategies to be utilized in specific development phases planned for 2014 and future Plans will include additional details for future phases. HACP will follow HUD protocols in submitting Mixed Finance proposals for approval.

SOURCES	PROJECTED SOURCES	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year SubTotals	10-Year Totals
	MIW Funding	8,000,000	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
CFP Projected Future Funding	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	35,000,000	70,000,000
RHF Projected Future Funding	5,199,342	4,331,332	3,470,452	2,701,002	2,141,640	1,743,768	17,843,768	2,141,640	582,708	500,000	500,000	500,000	4,224,348	22,068,116
Choice Neighborhood Grant	0	10,000,000	11,000,000				21,000,000	0	0	0	0	0	0	21,000,000
Cove Place - Conventional Mortgage	500,000		2,000,000	5,000,000	0		7,500,000	0	0	0	0	0	0	7,500,000
MIW Reserves	54,000,000		0	0	0	0	54,000,000	0	0	0	0	0	0	54,000,000
TOTALS ALL PROJECTED SOURCES	74,699,342	29,331,332	31,470,452	22,701,002	17,141,640	175,343,768	17,141,640	15,582,708	15,500,000	15,500,000	15,500,000	15,500,000	79,224,348	254,568,116

USES	PROPOSED USES	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year SubTotals	10-Year Totals
	Administrative	1,900,000	1,900,000	1,900,000	1,900,000	1,500,000	9,100,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,900,000	7,900,000
Security	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000	40,000,000
504/UFAS misc	100,000	100,000	100,000	100,000	0	400,000	0	0	0	0	0	0	0	400,000
Equipment (Range/Refrig, Vehicles, Other Misc)	0	0	0	0	530,000	530,000	300,000	300,000	309,000	318,270	327,818	1,555,088	2,085,088	
LBP Abatement - Other Misc Hazmat	100,000	100,000	100,000	100,000	100,000	500,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
Concrete	100,000	100,000	100,000	100,000	100,000	500,000	100,000	100,000	100,000	100,000	100,000	100,000	500,000	1,000,000
Demolition	100,000	100,000	100,000	100,000	0	400,000	0	0	0	0	0	0	0	400,000
A/E Technical Services	700,000	700,000	400,000	400,000	200,000	2,400,000								2,400,000
Resident Services	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000	20,000,000
Mis. Mod & FS Contingencies	950,000	950,000	950,000	950,000	950,000	4,750,000	600,000	600,000	600,000	600,000	600,000	600,000	3,000,000	7,750,000
SUBTOTAL HACP-WIDE USES	9,950,000	9,950,000	9,650,000	9,650,000	9,380,000	48,580,000	8,600,000	8,600,000	8,609,000	8,618,270	9,027,818	43,455,088	92,035,088	
SUBTOTAL DEVELOPMENT	54,000,000	12,000,000	23,800,000	500,000	6,630,000	96,930,000	7,500,000	5,000,000	5,000,000	9,000,000	0	26,500,000	123,430,000	
SUBTOTAL MODERNIZATION	10,471,500	7,060,000	3,666,000	4,210,000	2,050,000	27,457,500	1,450,000	1,350,000	2,150,000	2,050,000	3,720,000	10,720,000	38,177,500	
TOTALS ALL PROPOSED USES	74,421,500	29,010,000	37,116,000	14,360,000	18,060,000	172,967,500	17,550,000	14,950,000	15,759,000	19,668,270	12,747,818	80,675,088	253,642,588	
Annual Surplus / (Deficit)	277,842	321,332	(5,645,548)	8,341,002	(918,360)			(408,360)	632,708	(259,000)	(4,168,270)	2,752,182		
Additional Funding Available / (Needed)	277,842	599,174	(5,046,374)	3,294,628	2,376,268			1,967,908	2,600,616	2,341,616	(1,826,654)	925,528		925,528

DEVELOPMENT	Proposed Development	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year SubTotals	10-Year Totals	Comments
	Addison	43,000,000						43,000,000						0	43,000,000
Hamilton-Larimer		10,000,000	11,000,000				21,000,000						0	21,000,000	Planning in 2014 and funding for redevelopment starting in 2015 including Choice Neighborhood funding.
Scattered Site (Hill Dist)			1,300,000				1,300,000						0	1,300,000	Cap financing for scattered site development in the Hill District as part of Addison development strategy.
Arlington				500,000	6,630,000		7,130,000	7,000,000					7,000,000	14,130,000	Start planning in 2017. Redevelop community with 60 new ACC units as part of mixed-finance development.
HACP/ARMDC Office							0						0	0	HACP headquarters scheduled to be sold, new office needed in 5 years.
Allegheny Dwellings	10,500,000		6,500,000				17,000,000						0	17,000,000	Start planning in 2014. Redevelop community with 50 new ACC units as part of mixed-finance development.
Homewood North							0	500,000	5,000,000	5,000,000	9,000,000		19,500,000	19,500,000	Start planning in 2018. Redevelop community with 70 new ACC units as part of mixed-finance development.
Cove Place	500,000	2,000,000	5,000,000				7,500,000						0	7,500,000	ARMDC will develop market rates for sale units and this project is in last position.
SUBTOTAL DEVELOPMENT	54,000,000	12,000,000	23,800,000	500,000	6,630,000	96,930,000	7,500,000	5,000,000	5,000,000	9,000,000	0	26,500,000	123,430,000		

REGION I	Proposed Modernization	2014	2015	2016	2017	2018	5-Year SubTotals	2019	2020	2021	2022	2023	5-Year SubTotals	10-Year Totals	Comments
	1001/1093 Addison - Bentley Dr.	300,000	0	0	0	0	0	300,000	0	0	0	0	0	0	300,000
1002 Bedford Dwellings	500,000	510,000	0	100,000	0	1,110,000	100,000	0	0	100,000	0	0	200,000	1,310,000	REAC & Safety Items
1015 PA Bidwell	50,000	50,000	300,000	50,000	50,000	500,000	50,000	50,000	1,000,000	0	0	0	1,100,000	1,600,000	Interim REAC and Safety Repairs and rehab work in 2022
1017 Pressley	50,000	50,000	50,000	50,000	50,000	250,000	50,000	0	0	0	0	0	50,000	300,000	Interim REAC and Safety Repairs
1005 Allegheny Dwellings	600,000	50,000	100,000	50,000	0	800,000	0	0	0	0	0	0	0	800,000	Windows Repair until redev starts in 2016 (see above)
1009 Northview Heights	2,200,000	100,000	1,000,000	100,000	0	3,400,000	0	0	0	0	0	0	0	3,400,000	Concrete work in courtyards, Bathrooms/Kitchens rehab and painting in 400 units
1030 Homewood North	50,000	50,000	50,000	50,000	50,000	250,000	0	0	0	0	0	0	0	250,000	REAC & Safety Items until redev starts in 2019 (see above)
1004 Arlington Heights	50,000	800,000	50,000	0	0	900,000	0	0	0	0	0	0	0	900,000	Partial Mod work until redev start in 2018 (see above)
1031 Murray Towers	0	3,500,000	0	0	0	3,500,000	0	0	0	0	0	0	0	3,500,000	Windows Replacement in 2013 & Comp Mod in 2015
1032 Glen Hazel Family (incl. Renova)	2,500,000	50,000	50,000	100,000	100,000	2,800,000	0	200,000	200,000	1,000,000	0	0	1,400,000	4,200,000	Siding Doors, Rac. Center Rehab & Misc. safety items & Partial Com Mod in 2022
1033 Glen Hazel Highrise	300,000	100,000	0	100,000	100,000	600,000	0	0	0	0	0	0	0	600,000	Terrace rehabilitation & Safety Repairs
1040 Mazza Pavilion	0	0	0	0	0	0	0	0	0	0	0	50,000	50,000	REAC & Safety Repairs	
1041 Calliguri Plaza	2,121,500	50,000	416,000	50,000	100,000	2,737,500	100,000	100,000	0	0	0	0	200,000	2,937,500	Windows/EPB Replace, Partial Comp Mod & Safety Repairs
1044 Finello Pavilion	50,000	100,000	0	100,000	0	250,000	100,000	0	0	0	0	0	100,000	350,000	Interim REAC and Safety Repairs
1045 Morse Gardens	50,000	0	50,000	100,000	0	200,000	100,000	0	0	0	1,400,000	0	1,500,000	1,700,000	Partial Comp. Mod in 2022 & REAC/Safety Items
1046 Carrick Regency	50,000	100,000	100,000	0	100,000	350,000	0	0	0	0	1,320,000	1,320,000	1,670,000	Partial Comp. Mod in 2022 & REAC/Safety Items	
1047 Gualtieri Manor	50,000	50,000	0	1,860,000	0	1,960,000	0	50,000	0	0	0	0	50,000	2,010,000	Partial Comp. Mod in 2017 & REAC/Safety Items
1022/1039 Scattered Sites / Hamilton Larimer	1,550,000	1,500,000	1,500,000	1,500,000	1,500,000	7,550,000	950,000	950,000	950,000	950,000	950,000	950,000	4,750,000	12,300,000	Partial Comp Mod of 10 units per year for 10 years, 100 units and Purchase/Build 30 new units in 10 years.
1039 Other Amps	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBTOTAL MODERNIZATION	10,471,500	7,060,000	3,666,000	4,210,000	2,050,000	27,457,500	1,450,000	1,350,000	2,150,000	2,050,000	3,720,000	10,720,000	38,177,500		

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

HACP is committed to continuing pursuit of 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, Youthplaces, the Clean Slate Drug Free Lifestyles and Youth Leadership Development Program, and the Creative Arts Corner state of the art audio/video studios at Northview Heights and the Bedford Hope Center. HACP's investments in resident services have leveraged over \$4,000,000 per year in additional programs and services in recent years.

HACP policy modifications are also designed to promote self-sufficiency, and the modified rent policy, as described in Section IV, 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 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 III or IV 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.

Section II: General Housing Authority Operating Information

Attachment B

(II) General Housing Authority Operating Information

Annual MTW Plan

II.1.Plan.HousingStock

A. MTW Plan: Housing Stock Information

Planned New Public Housing Units to be Added During the Fiscal Year

AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
none	0	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added

0

* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other

If Other, please describe: N/A

Planned Public Housing Units to be Removed During the Fiscal Year

PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
PA-11/PA-39 Scattered Sites South	28	Distressed units to be removed prior to redevelopment of new mixed income mixed finance property, subject to SAC approval.
PA-11/PA-39 Scattered Sites South	0	Planned disposition for the purpose of mixed finance mixed income development of a currently vacant portion of the site (section where the Auburn Towers High Rise was demolished in 2008).

Total Number of Units to be Removed

28

New Housing Choice Vouchers to be Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project	
2700 Centre Avenue	36	Rehabilitation of existing Senior citizen housing in the Hill District.	
East Liberty Place South	5	New Construction tax credit supported rental housing in the revitalizing East Liberty Neighborhood.	
Lariemr Phase I	40	New construction tax credit supported housing in the Larimer Neighborhood; part of the larger Larimer Vision to Action Plan, which is also a Choice Neighborhoods Implementation Grant applicant.	
Addison Phase I	186	Proeject basing of vouchers via Moving To Work authorities as first phase of redevelopment of PA - 1 Addison Terrace.	
Anticipated Total New Vouchers to be Project-Based	267	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	401
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	215

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year
Possible additional units off-line (To Demolish) at Addison Terrace as attrition and possible start of relocation at this property progress in anticipation of implementaiton of previously approved demolition.
Possible addition of scattered site units through acquisition and rehabilitation.
Possible units off-line at Northview Heights for modernization of bathrooms and kitchens (exact timing and phasing, impacting number of units in Modernization in 2014, if any, is still to be determined.
<p>Possible Conversions Utilizing HUD's Rental Assistance Demonstration (RAD) Program</p> <p>In its ongoing effort to preserve and rehabilitate its housing stock, HACP will review the feasibility of converting existing public housing sites to project-based vouchers or project-based rental assistance contracts under the Rental Assistance Demonstration (RAD) program, subject to a determination that RAD conversion would: a) support the revitalization and long-term preservation of the sites; b) be financially feasible; and, c) provide adequate protections for current and future tenants.</p> <p>In this effort, HACP may utilize MTW flexibility and MTW Block Grant funds in its RAD transactions subject to HUD approval. To the extent approvable by HUD on an individual transaction basis, HACP may utilize and combine other MTW funds to support the financial feasibility of RAD transactions including construction and ongoing operating costs.</p> <p>At the time of this plan's drafting (August 2013), HACP is analyzing which sites (if any) to submit for approval for RAD conversions. While no decisions have been made, the Authority is considering RAD conversion for the following sites: Allegheny Dwellings, Northview Heights, Pressley Street, Murray Towers, and Glen Hazel low rise and high rise, with other sites to be considered as the analysis moves forward.</p>
Possible removal of deteriorating scattered site units which are determined to be not cost effective to rehabilitate for Low Income Public Housing.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

HACP plans a variety of capital improvements in its properties. Under MTW single fund flexibility, some will be funded by Capital Fund and some by other sources. Additional information is included in Section V and appendices. By development, planned activities are as follows: Bedford Dwellings - Major window replacement and roof overlay may continue into 2015. PA-Bidwell: Balcony repairs (if not completed in 2013). Allegheny Dwellings - Parpet repairs, window replacements (may be 2015). Northview Heights - High Rise eleator repairs and balcony repairs (if not completed in 2013), continued work on replacement of roofs in the family buildings and concrete repairs throughout the community, design and possible initiation of bathroom and kitchen renovations in the family units. Glen Hazel Family - Siding replacement, design and possible initiation of recreation center renovation. Glen Hazel High rise - upgrades to the community room and adjoining terrace area. Caliguiri - windows and EFIS replacment. Morse Gardens - continued work on Historic window replacement, garbage chute replcement, partial roof replacement, and installation of exterior handicap lift. Gualtieri - Window replacement and masonry repairs. Murray Towers - Window replacement and facade repairs (if not completed in 2013). Scattered sites North and South - partial comprehensive modernization of up to ten units. Additional funding is budgeted for REAC and Safety repairs at all communities, and authority wide for concrete as needed and Hazardoues materials Abatement as needed.

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***	
Federal MTW Public Housing Units to be Leased	3944	47328	
Federal MTW Voucher (HCV) Units to be Utilized	5349	64188	
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	635	7620	Tax Credit and affordable market
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	114	1368	Homeownership.
Total Households Projected to be Served	10042	120504	

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

N/A

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Low Income Public Housing	No issues leasing units anticipated. Some high unadjusted vacancy rates may occur at Addison Terrace and Hamilton-Larimer units of Scattered Sites North due to planned demolition; some off-line units at Northview Heights for modernization may impact overall leasing levels at this location.
Housing Choice Voucher Program	No issues leasing units anticipated. Some challenges in the identification of units with willing landlords, costs within the payment standard, and physical condition meeting HQS standards are expected. Significant and creative efforts to conduct outreach to identify additional landlords have been initiated and will continue, as other strategies to address potential are considered.
Non-traditional local programs.	No issues anticipated.

II.3.Plan.WaitList

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
MTW Public Housing	Site-Based	1737	Partially Open: some locations and bedroom sizes are closed; open for person	Yes.
MTW Housing Choice Voucher Program	Community-wide	550	Closed	Yes, if not opened in 2013.
Non-Traditional Local Programs (no wait list for homeownership, combined wait lists at mixed finance, mixed income sites)	Site Based	4942	Open, except for Oak Hill which is closed.	yes, lists are open.

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types* : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

MTW Public Housing - wait lists are open in communities and bedroom sizes where the wait list is short, and projected wait times are less than one year. At Finello and Northview Heights, certain bedroom sizes are open for UFAS Accessible units only.
MTW Housing Choice Voucher Program: Waiting list currently closed, but will be opened to replenish list. Also, transition to site-based waiting lists for project Based Voucher Units will occur when list is re-opened.
Non-traditional local programs: No wait list for homeownership. Privately managed tax-credit and affordable market rate rentals operated site-based waiting lists.

If Local, Non-Traditional Housing Program, please describe:

Non-traditional local program: Low Income Housing Tax Credit Units in mixed finance, mixed income developments that include public housing units. Wait lists are operated by private management.
Non-traditional local program: affordable market rate units in mixed finance, mixed income developments that include public housing units. Wait lists are operated by private management.
Non-traditional local program: Homeownership - currently no waiting list, program participation is open to otherwise eligible families; if demand for soft second mortgages approaches annual budget authority a waiting list of participants with mortgage pre approval letters will be established.

If Other Wait List Type, please describe:	
<p>HACP's Site Based Site Preference system allows applicants to choose up to three communities of preference, or the first available from all properties option. The number listed above is of unduplicated applicants on the waiting list, although each family may be on more than one site based list. Public housing units in mixed finance/mixed income privately managed properties are not included, as each location operates a seperate waiting list.</p>	
<p>N/A</p>	
<p>N/A</p>	
<p>If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.</p>	
<p>In 2013, HACP added provisions to allow for transition to a fully site based system without centralized application processing or management, and all waiting list activity occurring at each specific site management office. Although pre-applications can now be submitted on site, implementation of full site based lists has been put on hold pending further impact analysis.</p>	

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

HACP is proposing one minor modification to the Homeownership Program which is not considered to be a substantial change. This modification would allow persons/families who meet the homeownership program criteria and are otherwise eligible for Low Income Public Housing or the Housing Choice Voucher Program to be eligible for participation in the HACP MTW Homeownership Program, even if they are not current participants and are not currently on the waiting list for such programs. Please see section IV. for additional information.

HACP is proposing one modification to Activity #1, the Modified Rent Policy for the Housing Choice Voucher Program. This modification would allow operators of properties with HACP MTW Project Based Vouchers for 100% of assisted units to utilize the HACP MTW Modified Rent Policy. This change, specifying that the policy can apply to these units, will essentially increase consistency of HACP's policy for all families receiving assistance through HACP's MTW Voucher program. As these units are part of HACP's Voucher Allocation, and occupancy and other data is combined with families in the HACP Voucher program, existing measures and metrics are adequate to measure the effectiveness of the policy.

HACP is also proposing one modification to Activity #7, Use of Block Grant Funding Authority via the Step Up To Market Financing Program for Development, Redevelopment, and Modernization, to add a provision to the Financing Program elements to include allowing HACP to acquire property without prior HUD approval. This will streamline the process for property acquisition as needed for redevelopment projects, and will allow HACP to respond to opportunities in targeted areas as they arise. This as a component of the existing approved activity and therefore no new baselines, benchmarks, or outcomes are proposed.

HACP is not proposing any new initiatives or significant modifications to an existing approval in this 2014 Annual Plan.

Section IV. Approved MTW Activities: HUD approval previously granted.

APPROVED MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED

Activity	Plan Year Approved	Plan Year Implemented	Current Status
1. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011 Annual Plan	2011	Implemented
2. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008 Annual Plan	2008-2009	Implemented
3. Revised Recertification Policy – at least once every other year – for Section 8/HCV	2008 Annual Plan	2008	Implemented
3. Revised Recertification Policy – at least once every other year – LIPH	2009 Annual Plan	2009	Implemented
4. Homeownership Program: Operation of Combined LIPH and Section 8/HCV Homeownership Program; Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only; establish a soft-second mortgage waiting list; expand eligibility to persons on the LIPH and HCV program waiting lists; expand eligibility to persons eligible for LIPH	Combined Program approved in 2007; other elements approved in 2010; expansion of eligibility to person eligible for LIPH proposed in this 2014 plan.	2007; 2010;	Implemented
5. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	2001 Annual Plan	2001	Implemented
6. Modified Payment Standard Approval - establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004 Annual Plan; additional features in 2013 Annual Plan	2004; 2013	Implemented. Ongoing for persons with disabilities; On Hold for exception areas.
7. Step Up To Market Financing Program	2012 Annual Plan	2013	Implemented

IMPLEMENTED ACTIVITIES - ONGOING

1. Modified Rent Policy for the Section 8 Housing Choice Voucher Program

As approved in 2011, HACP requires that any non-elderly, non-disabled head of household who is not working at least 15 hours a week to either a) participate in a local self-sufficiency, welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. Voucher holders can claim an exemption from the work or \$150 minimum tenant payment requirements as a result of participation in a self-sufficiency program for a maximum of five years. This policy provides additional incentives for families to work or prepare for work and will increase overall accountability. HACP's objectives for this program include increased employment and income by participants, increased participation in local self-sufficiency, welfare to work, and other employment preparedness/training/educational programs, and possibly decreased HAP expenditures. HACP will allow operators of properties with HACP MTW Project Based Vouchers to utilize the HACP MTW Modified Rent Policy. HACP is not requiring use of the modified rent policy due to potential conflicts with requirements of other financing elements or management policies.

Because of limited capacity in HACP's REAL Family Self-Sufficiency Program, voucher holders whose rent calculation results in a rent of less than \$150 per month are permitted to certify via independent third party to their participation in an eligible local self-sufficiency, welfare to work, or other training or education program. HACP continues to pursue expanded partnerships to maximize the program options available for voucher holders.

HACP initially identified programs that would qualify affected families for an exemption from the \$150.00 minimum tenant payment, including the Pennsylvania Department of Public Welfare's Welfare to Work program that is associated with TANF assistance. HACP is working with the Allegheny County Department of Human Services and the Pennsylvania Department of Public Welfare and has identified additional programs and conducted outreach to identified programs to notify agencies of the new requirements and what constitutes acceptable verification.

HCV residents received a packet detailing the new requirements in June 2011. The packet contained information on the HACP Self Sufficiency programs, a list of agencies that offer employment and training opportunities, and details on the new requirements and what constitutes acceptable verification. HACP requires HCV families to provide hard copy documentation of participation in approved self sufficiency activities during each required recertification, and provides a form to be submitted. HACP has also adjusted its FSS Program capacity to encourage HCV families to participate in HACP's FSS Program.

Training, resident notifications and agency notifications are ongoing. Full implementation was achieved by the end of 2011.

The provisions of the modified policy are expected to increase the percentage of families reporting earned income and increase the number of families pursuing training and preparation

for work through local self-sufficiency, welfare to work, or other employment preparation/training/education programs.

Baselines, Benchmarks, and metrics – benchmarks established as of August 2010 remain and are indicated in the bullets below. Subsequent numbers are included in the charts.

- HACP’s August 2010 HCV Program population included 1976 non-elderly, non-disabled families whose tenant payment calculation was less than \$150 per month.
- Of those families, 1454 did not report any wage income. This is the group that this policy was expected to impact.
- Participation among all HCV program participants in HACP’s REAL FSS program was 371.
- 769 program participants showed TANF income, and thus were assumed to be compliant with state welfare to work requirements. 98 of these families were enrolled in HACP’s REAL FSS program.
- HACP also calculated average HAP overall, average HAP for non-elderly/non-disabled households, and average HAP for households whose rent calculation is less than \$150 per month prior to application of utility allowances. See charts for results.
- Please see the chart below for December baseline information and Benchmark targets for each measure.

Housing Choice Voucher Program

Measure	Baseline 12/2010	Benchmark 12/2011	Actual 12/2011	Benchmark 12/2012	Actual 12/2012	Benchmark 12/2013	Benchmark 12/2014
Non-Elderly, non-disabled families with tenant payment <\$150	1988	1889	1856	1794		1704	1619
Number of families with no wage income	1477	1403	1342	1333		1266	1203
Number of families enrolled in HACP’s REAL FSS program	439	520	353	572	261	629	692
Average overall HAP	\$486	\$474	\$473	\$462	\$466	\$450	\$439
Average HAP for non-elderly, non-disabled	\$538	\$511	\$518	\$486		\$461	\$438
Average HAP for non-elderly, non-disabled paying <\$150	\$657	\$591	\$640	\$532		\$479	\$431

This activity is Authorized by Section D. 2. a. of Attachment C and Section D. 1. of Attachment D of the Moving To Work Agreement.

Information for Rent Reform Activities

- Agency’s Board Approval of the Policy: HACP Board approval of the Annual Plan identified this policy change, and is an approval of the policy. Changes to the HCV program administrative plan, incorporating these changes and other updates, were posted for public comment and approved by the Board in 2011.
- Impact Analysis: As noted above and in the chart above, the number of families expected to be impacted is between 1500 and 2000. Approximately half of these families are expected to already be enrolled in state Welfare to Work TANF programs. The remaining 750 to 1000 families are expected to enroll in an eligible program to achieve the exemption from the increased minimum tenant payment. Thus the major short term impact will be an increase in program enrollments. A small number, perhaps 10%, are expected to pay the higher tenant payment amount. Overall, HACP does not expect significant impact on most families’ eligibility for housing or their ability to pay the tenant portion. We do expect to see significant increases in program participation.
- Annual Re-evaluation of rent reform initiative: A review of the data above indicates the policy is having the anticipated impact, although HACP FSS enrollments, and declines in average HAP payments for non-elderly, non-disabled families paying less than \$150 per month rent are behind projections. Mechanisms to confirm participation in non-HACP Local Self-Sufficiency programs (LSS) are continuing to be reviewed to ensure accuracy of collected data, and the benchmark for FSS enrollments may be unnaturally inflated as families choose LSS programs. As capacity becomes available, families are encouraged to enroll in HACP’s FSS program.
- Hardship Case Criteria: HACP will always consider individual circumstances via the grievance process.

Clarifications noted above are the only changes to this policy planned for 2014. As Project Based Vouchers are a part of HACP’s voucher allocation, existing measures and metrics are adequate to measure the effectiveness of this policy. Further, as the number of vouchers impacted is small relative to the size of the HACP’s voucher program, no changes to baselines or benchmarks are needed.

Standard HUD Metrics – Self-Sufficiency – modified based on HACP capability				
Unit of Measure	Baseline	Benchmark (2014 Goal)	Outcome	Outcome Achieved?
SS#1. Increase in Household Income: Average earned income of households affected by this policy* in dollars (increase)	\$7,650	\$8,000	TBD	TBD
SS#1: Increase on Household Income: Average Gross Income of all households	\$11,802	\$12,000	TBD	TBD

SS#2: Increase in Household Savings: Average amount of savings/escrow of households affected by this policy in dollars (increase)	\$3,789.66**	\$4,000.00	TBD	TBD
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed full or part time - Number	1475	1500	TBD	TBD
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed full or part time – percentage (of all families)	28.61%	30%	TBD	TBD
SS#3, Increase in Positive Outcomes in Employment Status: Other (3 + 4): Enrolled in Education or training program <i>number</i> (of FSS participants)	101	140	TBD	TBD
SS#3, Increase in Positive Outcomes in Employment Status: Other (3 + 4): Enrolled in Education or training program <i>percentage</i> (of FSS participants)	22.54%	40%	TBD	TBD
SS#4: Households Removed from Temporary Assistance for Needy Families (TANF): Number of households receiving TANF assistance (of all households) (decrease)	774	750	TBD	TBD
SS#5: Households Assisted by Services that Increase Self-Sufficiency: Number of households receiving services aimed to increase Self-sufficiency (FSS enrollment)	353	350	TBD	TBD
SS#6: Reducing Per Unit Subsidy Costs for Participating Households: Average amount of Section 8 Subsidy per household affected by this policy in dollars (HAP) (all households) (decrease)	\$466.24	\$439.00	TBD	TBD
SS#8: Households Transitioned to Self-sufficiency: Number of households transitioned to self-sufficiency (graduation)	12	10	TBD	TBD

* All households, elderly and disabled excluded.

** 2013 average. Ongoing corrections to system calculation error have led to establishment of new baseline.

HACP Metrics - HCV FSS

	2010	2011	2012	Benchmark 2014
FSS Participants	448	353	304	350
Families working (of FSS participants)	248	242	256	275
% of families working (FSS participants)	55%	69%	84%	75%
# graduating	12	15	7	10
# with FSS accounts	191	193	185	200

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

As approved in 2008, HACP requires that any non-elderly, non-disabled 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, non-disabled head of household who is not working and is paying less than \$150.00 per month in rent will be required to participate in a Family Self-Sufficiency Program. For administrative purposes, this has been presented as a minimum rent of \$150 per month with the following exceptions:

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

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

HACP may grant a hardship exemption from the rent, including the \$25.00 per month minimum required of those exempted from the \$150.00 minimum rent, under the following circumstances:

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

When a family 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.

The existence of a hardship policy is included in the HACP lease, and residents are informed of the Hardship Policy during lease up.

HACP’s modified rent policy 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, and detailed information on the impact of the activity as compared against the benchmarks and outcome metrics are included in HACP’s Annual Reports. The 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 also reviews FSS data (see below), including:

- # who have graduated from FSS
- # who have escrow accounts

In addition to the baseline measures established in mid-2008 and mid-2009 as the full implementation of the policy was completed, HACP has some data dating to 2005 when the LIPH enhanced FSS program was established. LIPH data through 2012 from the Tracking at a Glance Software, Emphasys Elite, and internal reports are presented in the tables below.

FSS Program Stats	2005	2006	2007	2008	2009	2010	2011	2012	Benchmark 2014
FSS Participants	658	835	347	599	685	630	598	646	650
Number of families working (of FSS participants)	181	222	254	167	290	204	237	257	325

Percentage of families working (of FSS participants)	27.51%	26.59%	73.20%	27.88%	42.34%	32.38%	49.63%	39.78%	50%
# graduating from FSS	n/a	n/a	n/a	n/a	32	14	5	8	20
# of FSS participants with escrow accounts	29	42	50	111	188	191	194	197	250

Item	Baseline July 2008	Jul-09	Jul-2010	Jul-2011	Dec – 2011	Dec – 2012	Benchmark 2014
HACP Rent Roll Amounts (\$)	\$685,682.44	\$677,954.06	\$629,457.98	\$623,062.79	\$598,036.	\$602,363	\$600,000
HACP Rent collection amounts (\$)	\$612,027.55	\$684,948.74	\$603,267.44	\$553,277.10	\$560,161.	\$626,041	\$600,000
	Aug-08						
Average Rent All Communities	\$198.88	n/a	\$199.81	\$205.68	\$205.76	\$207.88	\$210.00
Number of families working (reporting wage income)	713	n/a	693	752	697	620	700
Percentage of families working	22%	n/a	22%	25%	25%	22%	25%

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 were 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 was not expected to increase until the second or third year of policy implementation.

At this point of implementation, expected results are modest but are generally in line with expected outcomes. Further analysis of results to date, including information from a third party evaluator, will be included in the HACP 2013 Annual Report.

No changes or modifications related to this initiative are planned for 2014. Some additional to HACP specific metrics are planned to balance changes to rent collections against changes in number of units under management.

HACP has also been working with private management companies to modify their policies to implement these provisions in privately managed public housing units.

A variety of procedural and system adjustments are continuing to improve data integrity, the type of information maintained in the system, and to streamline the process for data extraction required for reporting purposes. In addition, HACP is devising procedures to follow up with those households who report no income but are able to pay the \$150.00 minimum rent.

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

Actual initial results did not reflect this trend. FSS participation declined slightly, believed to be due to increased emphasis on enforcing program requirements and accuracy of data records. Part of this effort involved a review of all participants to remove inactive participants from those recorded in the elite system as participating. However, HACP believes this is not a failure of the program, but rather a result of improved implementation.

Rent rolls also declined, and this is a result of a declining economy and the declining number of households in HACP managed communities as a result of ongoing redevelopment and demolition efforts. Rent collections increased, but this is likely the result of improved lease enforcement and rent collection efforts. These numbers are also not directly relevant as they include payments made on past due amounts, fines and fees. The average income and average tenant rent for the entire HACP population remained fairly constant, as did the overall number and percentage of families reporting wage income. More detailed review of these statistics on a property by property level will be pursued for future reports.

In order to more fully understand the impacts of this policy, HACP has also gathered the following data:

LIPH Rent Policy Impact Data	2010	2011	2012	2014 Benchmark
Item	Number	Number	Number	Number
Total non-disabled non-elderly families	1394	1309	1296	1300
Number of families working (reporting wage income)	595	556	507	600
Percentage of non-disabled, non-elderly families working	43%	43%	39%	45%
Number of families impacted (non-elderly non-disabled, and rent less than \$150)	828	797	789	800

Number exempt due to disability (disabled, rent <\$150)	206	210	130	125
Number exempt due to elderly (age 62+, rent <\$150)	72	69	46	45
Number enrolling in FSS (not elderly, not disabled, Tenant Rent <= \$150 and enrolled in FSS)	353	397	634	650

In assessing the impact of this policy, additional data will need to be extracted from current and historical database files. Additional research, perhaps through interview of focus groups, may also prove valuable. In 2010, HACP procured outside evaluators to assist in evaluation of this initiative. This evaluation work is underway, and results will be included in the HACP 2013 MTW Annual Report.

Standard HUD Metrics – LIPH FSS				
Unit of Measure	Baseline	Benchmark (2014 Goal)	Outcome	Outcome Achieved?
SS#1: Increase in Household Income: Average earned income of households affected by this policy in dollars (increase)	\$6,458.	\$6,500.	TBD	TBD
SS#1, additional: Increase in Household Income: Average Gross Income of all households	\$11,268	\$11,500	TBD	TBD
SS#2: Increase in Household Savings: Average amount of savings/escrow of households affected by this policy in dollars (increase).	1,771.96	\$2,000	TBD	TBD
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed Number (all households)	620	650	TBD	TBD
SS#3: Increase in Positive Outcomes in Employment Status: Other: Employed percentage (all households)	21.72%	25%	TBD	TBD
SS#3 Increase in Positive Outcomes in Employment Status: Other: (3+4): Enrolled in Education or Training program number (of FSS participants)	88	200	TBD	TBD
SS#3 Increase in Positive Outcomes in Employment Status: Other: (3+4): Enrolled in Education or Training program percentage (of FSS participants)	14%	30%	TBD	TBD
SS#4: Households Removed from Temporary Assistance for Needy Families (TANF): Number receiving TANF (all)	637	600	TBD	TBD
SS#5: Households Assisted by Services that Increase Self-Sufficiency: Number of households receiving Self-sufficiency services (FSS enrollment)	634	650	TBD	TBD

SS#7: Increase in Agency Rental Revenue: PHA Rental Revenue in dollars (increase)	\$626,041	\$650,000	TBD	TBD
SS#8: Households Transitioned to Self-Sufficiency: Number of households transitioned to self-sufficiency (graduation)	7	10	TBD	TBD

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

3. 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 completed annually, and the resulting costs, and has compared this to the same total calculations subsequent to the change in policy to measure the impact.

Re-certification Policy for HCV	2009	2010	2011	2012	Benchmark 2014
Number of Annual Recerts		2698	2455	3239	2600
Number of interim Recerts		1889	1933	3113	2000
Total Recerts (2009 Estimated)	5500	4596	4380	6352	4600
Average cost per recert	\$53.63	\$53.63	\$53.63	\$53.63	\$53.63
Total estimated costs	\$294,965.00	\$246,483.48	\$234,899.40	\$340,657.76	\$246,698.00

Re-certification Policy for LIPH	2009	2010	2011	2012	Benchmark 2014
Number of Annual Recerts	2826	2587	2383	1648	2000
Number of interim Recerts	1070	1052	947	1760	1500
Total Recerts	3896	3639	3330	3408	3500
Average cost per recert	\$53.63	\$53.63	\$53.63	\$53.63	\$53.63
Total estimated costs	\$208,942.48	\$195,159.57	\$178,587.90	\$182,771.04	\$187,705.00

In the Low Income Public Housing Program, a variety of operational challenges, including some associated with the PIC system, continued to make determination of full compliance difficult. Thus full implementation of this policy in the LIPH Program was delayed. Initial results are included in the table above. HACP's outside evaluators, procured in 2010 to assist in evaluation of this initiative were not fully under contract until 2011. Collection, review and assessment of data is underway, with additional results to be included in the 2013 Annual Report.

HCV - HUD STANDARD METRICS – Cost Effectiveness- Estimates

Unit of measure	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease)	\$294,965.00	\$246,698.00	TBD	TBD
CE#2: Staff Time Savings: Total Time To Complete the Task in staff hours (decrease)	11,000 hours	9,200 hours	TBD	TBD

Note: provided numbers do not account for fluctuations in program size.

LIPH - HUD STANDARD METRICS – Cost Effectiveness - Estimates

Unit of measure	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease)	\$208,942.48	\$187,705	TBD	TBD
CE#2: Staff Time Savings: Total Time To Complete the Task in staff hours (decrease)	7,792 hours	7,000 hours	TBD	TBD

Note: provided numbers do not account for fluctuations in program size.

No changes or modifications related to this initiative are planned for 2014.

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

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

Initially approved in 2007, with additional components approved in 2010. 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.

HACP data in 2009 indicated that there were over 800 families receiving Housing Choice Voucher assistance who had income high enough to be considered for homeownership. HACP

tracks the number, and success rate, of Homeownership Program participants from the LIPH and HCV program. Further analysis of potentially eligible participants in the LIPH and HCV programs is conducted periodically, followed by appropriate outreach to potentially eligible families. The total number of homeownership sales and the number of participants in the program are also tracked to measure the impact of this initiative.

The tables below show Homeownership Program Statistics relevant to this Section VI. 4., and also to Section VI. 5. below.

Homeownership Statistics	2009	2010	LIPH 2010	HCV 2010	2011	LIPH 2011	HCV 2011
Closings / Purchase	12	14	6	8	8	2	6
Sales Agreements		14	9	5	27	0	27
Pre-Approval Letters		12	9	3	12	2	10
Number of applicants		64	53	11	101	12	89
Homeownership Education completed	56	40	32	8	39	13	26
HACP funds for closing (total)		\$28,833	\$19,620	\$9,213	\$26,176	\$3,000	\$23,176
Average HACP 2nd mortgage amount*		\$4,781	\$7,218	\$2,344	\$16,946.50		\$16,946.50
Average Purchase price		\$73,015	\$57,250	\$84,839	\$74,756	\$50,000	\$84,007
Amount of non-HACP assistance**		\$23,946	\$10,340	\$13,607	\$96,108	\$1,350	\$94,758
Foreclosures	0	0	0	0	1	0	1

* In 2011, four HACP second mortgages were utilized by homebuyers. Other homebuyers either utilized no assistance, only closing assistance, or assistance from other sources.

Homeownership Statistics	2012 Total	LIPH 2012	HCV 2012	Benchmark 2013
Closings / Purchase	5	0	5	10
Sales Agreements	11	3	8	10
Pre-Approval Letters	7	3	4	10
Number of applicants	99	12	87	100
Homeownership Education completed	99	12	87	100
HACP funds for closing (total)	\$6,720	0	\$6720	\$10,000
Average HACP 2nd mortgage amount*	\$7,000	0	\$7,000	\$15,000
Average Purchase price	\$53,800	0	\$53,800	\$75,000
Amount of non-HACP assistance**	\$14,741	0	\$14,741	\$35,000
Foreclosures	0	0	0	0

Assistance from other sources was as follows:

	2010	2011	2012
Housing Choice Voucher Program Buyers:			
Seller's assist	\$ 7,856.57	0	\$6,724.18
State	\$ 3,000.00	\$4,808.00	0
Dollar Bank 3-2-1	\$ 2,750.00	0	\$2705.00
URA Soft-Second Mortgage	\$103,000.00	\$58,000.00	0
American Dream Grant	0	\$3,000.00	\$3,000.00
Bartko Foundation	0	\$4,095	0
Parkvale Savings Banks	0	\$20,000.00	0
East Liberty Development, Inc.	0	\$4,855.00	0
ACB Grant			\$2,312.00
Total	\$116,606.57	\$94,758.00	\$14,741.18
Low Income Public Housing Buyers:			
Seller's assist	\$ 1,039.62	0	0
State	\$ 3,000.00	0	0
Dollar Bank 3-2-1	\$ 3,300.00	0	0
Habitat for Humanity	\$0	\$1,350.00	0
Total	\$10,339.62	\$1,350.00	0
Grant Total Other Assistance:	\$126,946.19	\$96,108.00	\$14,741.18

Total Direct Financial Assistance from HACP provided to Homebuyers in 2010: \$59,997.

Total Direct Financial Assistance from HACP provided to Homebuyers in 2011: \$93,962.

Total Direct Financial Assistance from HACP provided to Homebuyers in 2012: \$16,030.

** The amounts of non-HACP assistance listed do not include soft second mortgages provided by the City of Pittsburgh Urban Redevelopment Authority (URA).

Foreclosure Prevention: One family was foreclosed upon in 2011, the first in our program's history, with well over 100 families supported to become homeowners in the last 10 years. The family refused multiple offers of assistance and the resources of the foreclosure prevention component of HACP's homeownership program.

Homeownership Soft-Second Mortgage Waiting List: This has not been established, as at no point have pre-approvals and closings combined approached our budgeted level.

Eligibility of persons on the waiting lists: Our homeownership program policy requires those interested in participation in our program to have received a letter of eligibility for public housing or the Housing Choice Voucher Program from the HACP. However, because we do not process families on the waiting list for eligibility until they near the top of the list, the added pool of potential homeownership program candidates from the waiting list was smaller than anticipated. Additionally, many public housing waiting lists were closed in 2013, further

inhibiting enrollment in the homeownership program of families who are not currently program participants but are otherwise eligible.

In order to address this, HACP will modify its eligibility criteria to add persons otherwise eligible for public housing or the Housing Choice voucher program, in addition to program participants and persons on the waiting list. Persons who have adequate income for the homeownership program will be permitted to complete an application, and HACP will process the application for eligibility determination, but will not place the family on a rental housing waiting list. If eligible, they will be provided with a letter stating their eligibility for rental assistance so the family can enroll in the homeownership program. HACP's MTW Homeownership Program is included as Appendix 2.

HACP has engaged outside evaluators to assist in evaluation of this initiative.

HUD Standard Metrics - Cost Effectiveness - Homeownership				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of recerts (reduced)	10/year	0	TBD	TBD
CE#1: Agency Cost Savings: Total cost of task in dollars (decrease) (recerts)	\$5,330.	0	TBD	TBD
CE#2: Staff Time Savings: Total time to complete the task in staff hours (decrease) recerts)	20	0	TBD	TBD
CE#4: Increase in Resources Leveraged: Amount of funds leveraged in dollars (increase)	0	\$35,000	TBD	TBD

HUD Standard Metrics - Housing Choice				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC#5: Number of households able to move to a better unit and/or neighborhood of opportunity	0	10	TBD	TBD
HC#6: Increase in Homeownership Opportunities: Number of households that purchased a home	0	10	TBD	TBD
HC#7: Households Assisted by Services that Increase Housing Choice: Number of households receiving services aimed at increasing housing choice	0	100	TBD	TBD

As noted above, HACP will make a minor modification to eligibility. Because, for the first time since the inception of HACP's MTW Homeownership Program, many public housing waiting lists, as well as the HCV waiting list, are closed, HACP will allow persons who are otherwise eligible for the LIPH or HCV program, but may not be current participants or currently on the waiting list for one of these programs, to be eligible for the Homeownership Program.

No other changes or modifications related to this initiative are planned for 2014.

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.

4. B. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only; expand eligibility to persons on the LIPH and HCV program waiting list; establish a Homeownership Soft-second mortgage waiting list.

Initially approved in 2010, the following provisions of the HACP homeownership program are unchanged for 2014:

- i. Provide soft-second mortgage financing for home purchases to eligible participants, 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 to assist in determining the order of eligibility for second mortgage Homeownership benefits.

This program continues successfully, reducing costs for the HACP, providing incentives for families to become self-sufficient homeowners, and expanding housing choices for eligible families. Program enrollment is steady, and as in prior years, no foreclosures have taken place. Please see the program statistics under Section 4, above, for additional information on the results of this initiative.

HACP has engaged outside evaluators to assist in assessment of this initiative.

Please see above (#4. A.) for standard HUD metrics

No changes or modifications related to this initiative, other than the modification noted under section 4.B. above, are planned for 2014.

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.

5. 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 is continuing to pursue data sources in order to identify the percentage of families renting in non-impacted census tracts prior to the policy change to establish a baseline, and to 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. Initial data and calculation assessments determined additional work was needed to ensure accuracy, and this work is ongoing. Results of this analysis will be included in 2013 Annual Report. No changes or modifications, other than improved data collection, are planned in 2014.

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.

HUD Standard Metrics – Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC#1: Additional units made available: Number of new units made available to households at or below 80%AMI*	0	50	TBD	TBD
HC#5: Increase in Resident Mobility: Number of households able to move to a better unit and/or neighborhood of opportunity	0	50	TBD	TBD

* Note: Assumes the unit rented by a family at more than 40% of adjusted monthly income would not be affordable, and thus not available, to low income families.

6. 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 2013, 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.

In 2013, HACP received approval to establish an Exception Payment Standard for fully Accessible Units meeting the Requirements of the Uniform Federal Accessibility Standard (UFAS), up to 120% of FMR. This exception payment standard can be used by tenants who require the features of a UFAS unit and locate such a unit on the open market; and may also be used by the HACP in the Project Based Voucher Program or other rehabilitation or new construction initiatives to support the creation of additional UFAS accessible units.

This initiative will increase housing choices for low-income families who require the features of an accessible unit.

Implementation of this initiative will increase the availability of affordable accessible units in desirable locations and environments, decreasing wait times and increasing the number of families who can reside in a unit that meets all of their accessibility needs. Most specifically, it will increase the number of fully accessible units (and families) supported by the Housing Choice Voucher (HCV) Program, and will increase the choices for low-income disabled families receiving assistance through the HCV program.

HACP expects to see the increase in the availability of UFAS accessible units within two years of approval and implementation, subject to other approvals and processes required for rehabilitation and construction projects; and to the type, number, and quality of project based voucher proposals received by the authority.

HACP's standard measure will be the number of new UFAS accessible housing units made available for disabled households at or below 80% of AMI. Projected outcome is an increase by at least 25 units of the number of UFAS accessible units supported by the HCV program.

Data will be collected from HACP's Emphasys HCV database; and records of rehabilitation and development projects completed through the HACP Development and Modernization Department and through AHAP and HAP agreements and subsidy payment records for Project Based Section 8 contracts.

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

This authorization is needed to streamline the process for approval of the exception payment standard to promote the creation of accessible units in the City of Pittsburgh. Based on the factors of Pittsburgh’s topography and older housing stock, few fully accessible units exist outside of senior citizen high rise buildings. These factors also make conversion of existing units more difficult and costly, and make meeting the UFAS standards challenging even in new construction. Therefore, an exception payment standard is needed to provide incentives for engagements of new construction and building renovations to include accessible units, and to cover the added costs associated with meeting those exacting standards.

HACP has engaged outside evaluators to assist in evaluation of this initiative and to determine if re-establishment of Area Exception Payment Standards is appropriate. No changes or modifications related to this initiative are planned for 2014.

HUD Standard Metrics – Housing Choice

Measure	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC#1: Additional Units made available: Number of new units made available for households at or below 80% of AMI	0	4	TBD	TBD
HC#2: Units of Housing Preserved: Number of housing units preserved for households at or below 80% of AMI	0	0	TBD	TBD
HC#4: Displacement Prevention: Number of households at or below 80% AMI that would lose assistance or need to move	0	0	TBD	TBD
HC#5: Increase in Resident Mobility: Number of households able to move to a better unit and/or neighborhood of opportunity	0	5	TBD	TBD

HACP Measure:

Measure	A. Baseline	B. Benchmarks	Outcome	Achieved?
New Housing Units Available	0	2014 – 4 2015 – 8 2016 – 13 Total: 25	N/A	N/A

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

7. Use of Block Grant Funding Authority via the *Step Up To Market Financing Program* for Development, Redevelopment, and Modernization

In 2012, HACP proposed and HUD approved the Use of Single Fund Flexibility to support development and redevelopment via the *Step Up To Market Financing Program*.

Throughout its Moving To Work Program, HACP has utilized 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.

For example, in 2010 HACP utilized \$7,672,994 generated from Housing Choice Voucher Subsidies and Low Income Public Housing Subsidies to support redevelopment of Garfield Heights, specifically Garfield Heights Phase III. This helped produce 23 LIPH units, 9 Tax Credit affordable units, and spurred additional investments that created 9 affordable market rate units. This leveraged \$7,291,363 in Low Income Housing Tax Credit Equity and \$200,000 in additional investments in the LIPH and Tax Credit units. Closing for Garfield Phase III occurred in 2010, and construction and lease up was completed in 2011.

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

This activity is authorized by Section B. of Attachment C of the Moving To Work Agreement, with additional specific authorizations in Attachment C, Section B (1) and D. (7) and Attachment D, Section B (1) and Section D(1).

In 2012, HUD approved the HACP's *Step Up To Market Financing Program*, as described below. However, specific development proposals and rent levels were not approved, and work continued to finalize redevelopment terms, until late in 2013. Closing on Addison Phase I, including elements of the Step Up To Market financing program, occurred in late December, 2013. The Section A below describes the overall authorities approved, Section B. below describes the specific authorities utilized in 2013 and that are planned for 2014.

A. Description:

- HACP will expand its use of the Block grant authority authorized in the Moving To Work Agreement to leverage debt to fund public housing redevelopment and modernization. The goal is to address additional distressed properties in HACP's housing stock prior to the end of the current Moving To Work agreement. Specifically, HACP will identify properties for participation in the Step Up To Market Program and will utilize one or more strategies, subject to any required HUD approvals, including but not limited to, the following:

- i. Project basing HACP units without competitive process
- ii. Determining a percentage of units that may be project-based at a development up to 100% of units
- iii. Project basing units at levels not to exceed 150% of the FMR as needed to ensure viability of identified redevelopment projects. Actual subsidy levels will be determined on a property-by-property basis, and will be subject to a rent reasonableness evaluation for the selected site, and a subsidy layering review by HUD. When units are HACP-owned, the rent reasonableness evaluation will be conducted by an independent third party.
- iv. Extending Eligibility for project based units to families with incomes up to 80% of AMI.
- v. Establishing criteria for expending funds for physical improvements on PBV units that differ from the requirements currently mandated in the 1937 Act and implementing regulations. Any such alternate criteria will be included in an MTW Plan or Amendment submission for approval prior to implementation.
- vi. Establishing income targeting goals for the project based voucher program, and/or for specific project based voucher developments, that have a goal of promoting a broad range of incomes in project based developments.
- vii. Other actions as determined to be necessary to fund development and/or modernization subject to any required HUD approvals. HACP will follow HUD protocol and submit mixed-finance development proposals to HUD's Office of Public Housing Investments for review and approval.
- viii. Acquisition of property without prior HUD approval as needed to take advantage of opportunities as they arise, with specific focus on parcels needed for site assembly for redevelopment and development projects. HACP will ensure that all HUD site acquisition requirements are met.

In 2014, HACP will continue to utilize the elements of the Step Up To Market strategy for its Addison Terrace property, and will also pursue utilizing these elements for Hamilton-Larimer redevelopment activities. HACP and its partners have identified the following strategies that will leverage Low Income Housing Tax Credits and capital contributions by the HACP in order to complete the financing necessary for Addison Redevelopment Phase One and Larimer Redevelopment Phase 1:

1. Project basing HACP units without competitive process (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. a., authorizing the HACP “to project-base Section 8 assistance at properties owned directly or indirectly by the agency that are not public housing, subject to HUD’s requirement regarding subsidy layering.”).
2. Determining a percentage of units that may be project based at a development, up to 100% of units. (As authorized under Attachment C. Section B. Part 1. b. vi. (authorizing the provision of HCV assistance or project-based assistance alone or in conjunction with other provide or public sources of assistance) and vii. (authorizing the use of MTW funds for the development of new units for people of low income); and Part 1. c. (authorizing these activities to be carried out by the Agency, of by an entity, agent, instrumentality of the agency or a

partnership, grantee, contractor or other appropriate party or entity); Attachment C. Section D. 7. c. (authorizing the agency to adopt a reasonable policy for project basing Section 8 assistance) and Attachment D Section D. 1. c. (authorizing HACP to determine Property eligibility criteria)).

3. Extending Eligibility for project based units to families with incomes up to 80% of AMI. (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. (authorizing the agency to establish a project based voucher program) and Attachment D Section D. 1. a. (authorizing the agency to determine reasonable contract rents).
4. Acquisition of property without prior HUD approval in order to complete site assembly for these projects. As authorized under Attachment C. Section C. 13. (authorizing the acquisition of sites without prior HUD approval);

HACP will submit a full development proposal, including Rental Term Sheet, Pro Formas, Sources and Uses, schedules, and other detailed project information to HUD's Office of Public Housing Investments or other HUD office as directed for approval as part of the mixed finance approval process as per HUD's protocol, and will ensure completion of a subsidy layering review. This process was completed and approved for Addison Phase 1 late in 2013. It is anticipated that proposals will be submitted for Larimer/East Liberty Phase 1 on 2014.

B. Relationship to Statutory Objectives

- This policy will expand housing choices for low and moderate income families by fostering the redevelopment of obsolete housing and replacing it with quality affordable housing including low income public housing units, and low income housing tax credit units; it will also provide expanded unit style options offering townhouses, as well as apartments where currently only walk-up apartments are available.
- This policy has the potential to improve the efficiency of federal expenditures by stabilizing the long term costs of operating and maintaining low-income housing properties, and leveraging other capital resources (low-income housing tax credits and private market debt, foundation grants, local government matching funds, etc.)

C. Anticipated Impacts

- This policy is expected to allow the redevelopment of obsolete properties to continue at a reasonable pace, resulting in improved living conditions and quality of life for residents, reduced costs for the HACP, increases in leveraged resources, improvement and investment in surrounding neighborhoods, reduced crime at redeveloped properties, increased housing choices for assisted families.

D. Baselines, Benchmarks, and metrics

- Measures of housing quality – REAC scores.
- Measures of housing type – current unit types vs. and new unit types.
- Number and type of units constructed, modernized, rehabilitated, or created as a result of HACP's leveraged investment.
- Amounts of non-HACP funding leveraged towards construction of the redeveloped property.

HUD Standard Metrics – Cost Effectiveness

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE#1: Agency Cost Savings: Total Cost of Task in dollars	0	0	TBD	TBD
CE#2: Staff Time Savings: Total time to complete task in staff hours	0	0	TBD	TBD
CE#4: Increase in Resources Leveraged: Amount of funds leveraged in dollars	0	\$9,000,000	TBD	TBD

HUD Standard Metrics - Housing Choice

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC#1: Additional Units of Housing Made Available: Number of new units made available to households at or below 80% AMI	0	168	TBD	TBD
HC#3: Decrease in Wait List Time: HACP does not anticipate any impact relative to time on waiting lists as this activity is for development of new or replacement units as reported under HC#1 above.	0	0	TBD	TBD
HC#4: Displacement Prevention: HACP does not anticipate any impact relative to families that would lose assistance as this activity is for development of new or replacement units as reported under HC#1 above.	0	0	TBD	TBD
HC#5: Increase in Resident Mobility: Number of households able to move to a better unit and/or neighborhood of opportunity	0	168	TBD	TBD
HC#6: Increase in Homeownership Opportunities: Number of households that purchased a home	0	0	TBD	TBD

NOTE #1: Benchmarks listed above are for Addison Phase 1. Baselines and benchmarks are not yet established for Larimer Redevelopment, pending additional pre-development work and identification of additional funding sources.

NOTE #2: Achievement of these benchmarks for Addison Phase 1 is not anticipated until 2015, as closing took place late in 2013 and the construction period is projected at more than 12 months.

E. Data Collection and Proposed Metrics

- Data will be collected from HACP's financial data systems, unit tracking systems, HUD's REAC scoring, City of Pittsburgh Police crime statistics reports, HACP's Emphasys system, and Site management data.

F. Authority

- This activity is authorized by the Moving To Work Agreement, Attachment C. Section B. 1 and Section D. 7., and Attachment D. Section B. 1. and Section D. 1. ;

No other changes or modifications related to this initiative are planned for 2014.

Not Yet Implemented Activities

HACP does not currently have any approved but not yet implemented activities.

On-Hold Activities

HACP activities that could be considered as 'on hold' are actually subsets of implemented activities. They are as follows:

1. Exception Payment Standard Areas. Originally approved in 2004 as part of a larger approval on Exception payment standards, HACP suspended its Exception Payment Standard Area in 2007 in order to reduce costs and streamline administration. Depending on future funding, and changes to the local market, HACP may develop new exception payment standard areas to increase housing choices for voucher families. HACP does not currently have a plan or timeline for re-implementation due to uncertainties in near and long-term future funding.

Closed Out Activities

Since entering the Moving To Work Program in 2000, HACP has also instituted a number of Moving To Work initiatives that in 2014 no longer require specific Moving To Work Authority. Some of those initiatives are:

1. Establishment of Site Based Waiting Lists. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.
2. Establishment of a variety of local waiting list preferences, including a working/elderly/disabled preference and a special working preference for scattered site units. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.
3. Modified Rent Reasonableness Process. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.

4. Transition to Site Based Management and Asset Management, including Site Based Budgeting and Accounting. Closed out prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.

Other Activities

Several activities that utilized Moving To Work Authority, but are not specified as specific initiatives waiving specific regulations, were previously included in the initiative section but no longer require that separate listing. They are as follows:

- Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.
 - Originally approved with the initial Moving To Work Program and expanded to include homeownership and resident service programs in subsequent years, HACP continues to use Moving To Work block grant funding to support its Moving To Work Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V. on Sources and Uses of funds.
- Energy Performance Contracting
 - Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts (EPC) 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 was completed in 2010, with final payments made in 2011. Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year. HACP's objectives include realizing substantial energy cost savings. HACP reports on the EPC in the MTW Annual Report.
- 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. Specific elements of HACP's Local Asset Management Program were approved in 2010, as described in the Appendix, Local Asset Management Program. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

(V) Sources and Uses of Funds

Annual MTW Plan

V.1.Plan.Sources and Uses of MTW Funds

A. MTW Plan: Sources and Uses of MTW Funds

Estimated Sources of MTW Funding for the Fiscal Year

PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 6,921,857
70600	HUD PHA Operating Grants	\$ 101,129,401
70610	Capital Grants	\$ 4,232,320
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ 18,867,700
71100+72000	Interest Income	\$ 423,605
71600	Gain or Loss on Sale of Capital Assets	\$ -
71200+71300+71310+71400+71500	Other Income	\$ 1,372,916
70000	Total Revenue	\$ 132,947,799

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW funding by FDS line item.

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$ 22,757,582
91300+91310+92000	Management Fee Expense	\$ 6,007,020
91810	Allocated Overhead	\$ -
92500 (92100+92200+92300+92400)	Total Tenant Services	\$ 2,932,204
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$ 8,970,880
93500+93700	Labor	\$ -
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$ 19,526,087
95000 (95100+95200+95300+95500)	Total Protective Services	\$ 4,000,000
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$ 1,662,354
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$ 6,102,374
96700 (96710+96720+96730)	Total Interest Expenses and Amortization Cost	\$ -
97100+97200	Total Extraordinary Maintenance	\$ 55,250,000
97300+97350	Housing Assistance Payments + HAP Portability	\$ 32,113,887
97400	Depreciation Expense	\$ -
97500+97600+97700+97800	All Other Expenses	\$ 14,221,500
90000	Total Expenses	\$ 173,543,888

Describe the Activities that Will Use Only MTW Single Fund Flexibility

The HACP plans to utilize its single fund flexibility to direct \$55,490,443 in 2014 from the HCVP and Low Income Public Housing Program funding to support the HACP development and modernization program. Additional detail can be found in the Appendixes of this plan. Specifically, this funding will be used for the following:

- Addison Terrace Redevelopment Financing
- Allegheny Dwellings Development
- Significant Modernization to Various HACP Properties

HACP will continue the use of single fund flexibility as approved in prior years for the activities listed below:

Activity	Plan Year Originally Obligated	Status
Use of Block Grant Funding to support development and redevelopment activities	2001 Annual Plan	Ongoing
Use of Block Grant Funding to support Enhance Family Self-Sufficiency Program	2004 Annual Plan	Ongoing
Use of Block Grant Funding to support the HACP Homeownership Program	2002 Annual Plan, with some modifications in subsequent years	Ongoing

Continuing in 2014, HACP intends to modify its use of Block Grant Funding to support development and redevelopment activities by implementing the Step Up to Market Financing Program to utilize MTW funding to leverage debt to fund redevelopment, as described in more detail in Section IV.

Additional Narrative on budget:

HACP's 2014 Budget shows sources of \$132,947,779 and uses of 173,543,888. This is due to the planned use of \$40,596,109 of reserves for development activity. These reserve funds were accumulated specifically for this purpose.

V.2.Plan.Local Asset Management Plan	
B. MTW Plan: Local Asset Management Plan	
Is the PHA allocating costs within statute?	<input type="checkbox"/> Yes or <input type="checkbox"/> No
Is the PHA implementing a local asset management plan (LAMP)?	<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No
<p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p>	
Has the PHA provided a LAMP in the appendix?	<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No
<p>HACP has no changes to the Local Asset Management Plan .</p>	

Section VI. Administrative

A. Board Resolution.

A signed copy of the HACP Board Resolution adopting this annual plan and the Certifications of Compliance, and a signed copy of the Certifications of Compliance, are attached.

B. Public Comment

- a. The Annual Plan was available for public comment from August 19 to September 18, 2013.
- b. Public Hearings were held on August 27, 2013, at 9:00 A.M. and 6:00 P.M. at the HACP Board Room, 200 Ross Street, 9th Floor, Pittsburgh, PA, 15224. The total number of attendees at the public hearings was 0.

C. Description of Evaluation of the Demonstration

HACP continues to work with the University of Pittsburgh, Graduate School of Public and International Affairs, Center for Urban Studies, on evaluation of the HACP Moving To Work Program. Work to date has focused on impact of the HACP modified rent policy (Activities #1 and #2), and the related performance of HACP's Family Self-Sufficiency Program and Resident Employment Program. Other aspects of work completed to date include a review of HACP's Homeownership Program (Activity #4). Results of these efforts will be included in the 2013 Annual Report.

Future work will focus on further data review related to the modified rent policy to broaden and deepen the analysis. The work will also include, as possible based on the capacity of the University and the evaluation budget, review and recommendations regarding the revised recertification requirements policy (Activity #3); modified % of adjusted income permitted (Activity #5) and modified payment standards (Activity #6). Finally, a review of HACP use of the single fund budget is planned.

- D. The Annual Statement/Performance and Evaluation Reports (HUD50075.1) are attached.



Housing Authority of the City of Pittsburgh

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(412) 456-5912 FAX: (412) 456-5068*

CERTIFICATE OF RESOLUTION APPROVAL

I, Amy L. Shaffer, Recording Secretary of the Housing Authority of the City of Pittsburgh, do hereby certify that the attached Resolution No. 38 of 2013 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Thursday, September 26, 2013, and approved.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Pittsburgh this 26th day of September, 2013.

Recording Secretary (SEAL)

RESOLUTION NO. 38 OF 2013

A Resolution- Approving the HACP 2014 Moving to Work Annual Plan, and authorizing the Executive Director or his designee to submit the 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 Housing Authority of the City of Pittsburgh's FY 2014 Moving To Work Annual Plan was made available for public review and comment from August 19, 2013 until September 18, 2013, and public hearings were held on the proposed Annual Plan on August 27, 2013; and

WHEREAS, the Housing Authority of the City of Pittsburgh gave consideration to all comments received regarding the revised FY2013 Moving To Work 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 Fiscal Year 2014 Moving to Work Annual Plan is approved and the Executive Director or his designee is authorized to submit the plan to HUD.

Section 2. The attached Certifications of Compliance, as required by the Department of Housing and Urban Development, is hereby adopted and approved; and the Chairman is hereby authorized to sign the Certifications of Compliance on behalf of the Board.

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

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 P-HA 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 January 1, 2014, 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 conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) 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 certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-1900a.
4. 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 I of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its 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.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. The PHA will comply with the requirements of section 8 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 195.
11. The PHA will comply with requirements with regard to drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 27, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Buy American and implementing regulations at 49 CFR Part 24.

Attachment D

13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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).
20. 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.
21. 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)

Reverend Ricky Burgess
Name of Authorized Official

Chair, Board of Commissioners, HACP
Title


Signature

9/26/13
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.



Housing Authority of the City of Pittsburgh

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CERTIFICATE OF RESOLUTION APPROVAL

I, Amy L. Shaffer, Recording Secretary of the Housing Authority of the City of Pittsburgh, do hereby certify that the attached Resolution No. 20 of 2014 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Thursday, May 22, 2014 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 May 2014.



Recording Secretary (SEAL)

RESOLUTION NO. 20 OF 2014

A Resolution- Approving an amendment to the HACP 2014 Moving to Work Annual Plan, and authorizing the Executive Director or his designee 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 Housing Authority of the City of Pittsburgh's FY 2014 MtW Annual Plan was approved by HUD on March 10, 2014; and

WHEREAS, HACP has proposed an amendment to the 2014 Annual Plan, which was made available for public review and comment from April 22nd to May 21, 2014, and public hearings were held on the proposed Amendment to the 2014 MtW Annual Plan on Tuesday May 6, 2014; and

WHEREAS, the Housing Authority of the City of Pittsburgh gave consideration to all comments received regarding the revised 2014 MtW Annual Plan;

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

Section 1. The Amendment to the Housing Authority City of Pittsburgh's Fiscal Year 2014 Moving to Work Annual Plan is approved and the Executive Director or his designee is authorized to submit the plan to HUD.

Housing Authority of the City of Pittsburgh – Local Asset Management Plan (LAMP)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, 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.

Ongoing Initiatives and Deviations from General Part 990 Requirements

During FY2014 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 under CFDA #14.881 Moving to Work Demonstration 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 is broken out to the sites. This includes 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. Also, smaller inventories will be held in COCC mobile warehouse units.
- ❖ 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.

Flexible use of Phase in of Management Fees –

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 will continue to follow the phase-in schedule and approach for management fees as proposed by HACP and approved by HUD in 2010, as follows:

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)	\$78.03
2012 (Year 5 and beyond)	\$78.03
2013 (Year 6 and beyond)	\$78.03
2014 (Year 7 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 2014 budget shows COCC to have a surplus of \$108,655, 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. We are not yet able to meet the PUM fee revenue target 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, talent and expense. To make this plan work, i.e. to assist in the redevelopment of the public housing portfolio, we will need the continued benefit of the locked in level of phase in management fees.

It is worth noting 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, especially in Human Resources, Facility Services and Legal. In addition, HACP is governed by requirements for 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 phase in fee 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.

HACP MtW Homeownership Program
Amended ~~March 2010~~ August 2013

Definitions

As used herein, the following terms not otherwise defined herein shall have the following meanings:

- (a) “Buyer” shall mean a Homeownership Program participant who has obtained a mortgage pre-approval letter from a lender.
- (b) “Buyer’s annual recertification date” shall mean the date the buyer obtains a lender’s mortgage pre-approval.
- (c) “Buyer’s List” shall mean the list signed by two or more eligible buyers who are interested in purchasing the same HACP owned property.
- (d) “First-time homeowner” shall mean that no family member of the household owned any present ownership interest in a residence of any family member during the three years preceding commencement of homeownership assistance.
- (e) “Gross Aid Standard” means the standard utilized to determine the supplement to the income of a low income household to enable the buyer to purchase standard quality housing in the private marketplace.
- (f) “Quick Reference Utility Cost Table” means the table utilized to approximate utility costs by bedroom size when actual utility bills for a property are not available.
- (g) “Soft-second mortgage Calculation” shall mean the calculation used to estimate a non-paying interest free second mortgage loan offered to eligible public housing Program participants. The amount of the soft-second mortgage is reduced 10 percent (10%) a year over a ten-year period.
- (h) “Total family payment” or “TFP” means that portion of the homeownership expense that the family must pay. It is generally thirty percent (30%) of the family’s adjusted income, plus any difference between the payment standard and the actual housing cost.

1. INTRODUCTION

The Housing Authority of the City of Pittsburgh ("HACP") operates an MtW Homeownership Program (the "Program") for current low income public housing residents, Section 8 voucher holders, ~~or~~ those on the waiting list for either program, and those eligible for either program who desire to purchase their first home and primary residence within the City of Pittsburgh. In addition to other benefits, HACP will offer a soft second mortgage based upon a payment calculation as defined in Section 8. B. Eligible participants will be placed on the HACP Homeownership Waiting List for home purchase based on the date of their mortgage pre-approval letter from an approved lender.

2. PURPOSE

The specific objectives of the Program are:

1. Expanding homeownership opportunities for low-income families and families having members with disabilities.
2. Providing an opportunity for first-time low income homebuyers to purchase a single-family home within the City of Pittsburgh.
3. Encouraging HACP families to acquire appreciable assets, and move toward the goal of economic self-sufficiency and eventual independence from government assistance programs.

3. OUTREACH

Outreach will be conducted by HACP's Homeownership Office to encourage participation in the Program. Informational flyers and brochures as well as the web site <http://www.hacp.org/housing-options/home-ownership>~~www.ApartmentInPittsburgh.net~~ have been developed to target those persons interested in participating in the Program. The Program will also be promoted by the Resident Self Sufficiency Department through its newsletters and referrals by Service Coordinators. HACP will also highlight the program periodically in other agency publications such as the "News and Views".

4. APPLICATION AND ENROLLMENT

Interested persons may apply to participate in the Program by contacting a Department of Housing and Urban Development ("HUD") approved housing counseling agency to enroll in the required homeownership education class. Participants will receive initial assessments of their credit rating provided by the HUD-approved education and credit counseling service provider.

HACP will consider the participant enrolled in the Program on the date the participant completes the required homebuyer education class and satisfies HACP eligibility requirements as outlined in Section 5. The HUD approved education provider shall issue a certificate of satisfactory completion to each participant and maintain a copy of the certificate on file. HACP will consider the participant a “buyer” when the participant obtains a loan pre-approval letter.

5. ELIGIBILITY

Each Program participant must be a current low income public housing resident, a Section 8 Housing Choice Voucher holder, ~~or~~ a person who is on the HACP waiting list (LIPH or HCV) and has received an eligibility letter for the low income public housing or Section 8 Housing Choice Voucher Program from the HACP Occupancy Department, or a person who is eligible to be on an HACP waiting list (LIPH or HCV) and has received an eligibility letter for the low income public housing or Section 8 Housing Choice Voucher Program for Homeownership Purposes only from the HACP Occupancy Department. The following additional eligibility requirements for participation in the Program shall also apply:

A. First-Time Homeowner

Each public housing, Section 8, ~~or~~ waiting list or otherwise eligible family must be a first-time homebuyer. A first-time homeowner means that no family member of the household owned any present ownership interest in a residence of any family member during the three (3) years preceding commencement of homeownership assistance. However, a single parent or displaced homemaker who, while married, owned a home with his/her spouse (or resided in a home owned by a spouse) is considered a "first-time homeowner" for purposes of the Program.

If HACP determines that a family member with a disability requires homeownership assistance as a reasonable accommodation, the first-time homeowner requirement may not apply.

B. Minimum Income Requirements

At the time the family obtains a mortgage pre-approval letter, the head of household, spouse, and/or other adult household members who will purchase the home must have a minimum gross annual income of \$17,000 per year.

A family whose head, spouse or sole member is a person with a disability may be exempt from the minimum income requirement provided there exists a sufficient combination of monthly household income and initial down payment money to satisfy the lending institution's pre-approval requirements for the purchase of the property and all other applicable HACP requirements relating to eligibility are met.

C. Welfare Assistance Income

Welfare assistance income shall be included only for those adult elderly or families with members having disabilities who will own the home. Stated otherwise, with the exception of

elderly and families with members having disabilities, HACP will disregard any "welfare assistance" income in determining whether the family meets the minimum income requirement. Welfare assistance includes assistance from Temporary Assistance for Needy Families ("TANF"); Supplemental Security Income ("SSI") that is subject to an income eligibility test; food stamps; general assistance; or other welfare assistance defined by HUD. The disregard of welfare assistance income shall affect the determination of minimum monthly income in determining eligibility for the Program.

D. Employment Requirement

With the exception of families having members with disabilities and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time (an average of 30 hours per week). Families with one or more members who are self-employed shall be eligible under this section if they meet all other requirements as stated herein.

HACP will also consider an interruption of employment of no more than one (1) month during the prior one (1) year as meeting the definition of "full time employment" if the employed family member has been continuously employed for a period of at least one (1) year prior to the interruption and is currently employed at the time of the execution of the sales agreement.

E. Prior Mortgage Default

The HACP will not approve a homeownership sales agreement where the head, the head's spouse or other adult member of the family defaulted on a mortgage loan within the previous three (3) years. Such actions will render the family ineligible to participate in the Program.

F. PHA Debts

Prospective participants in the Program shall be ineligible for participation in the Program if they owe any debt or portion of a debt to HACP or any other PHA ([Public Housing Authority](#)). Except as provided in HACP's Admissions and Continued Occupancy Policy and Housing Choice Voucher Program Administrative Plan, nothing in this provision will preclude participants who have fully repaid such debt(s) from participating in the Program.

G. Ownership Interest

Except for cooperative members who have acquired cooperative membership shares at the commencement of homeownership assistance, no family member may have a present ownership interest in a residence at the commencement of participation in the homeownership program. This requirement does not apply to the family's right to purchase title to the residence under a lease-purchase agreement. "Present ownership interest" means that no member of the household has had an "interest in a home", including title to a home, in the past three (3) years.

H. Eligible Properties

Eligible properties shall include residentially zoned single family homes, row homes, condominiums and town homes within the City of Pittsburgh. Multifamily or non-residential properties are ineligible.

The HACP may sell existing scattered sites as identified on Exhibit A attached hereto to buyers within the Program. In the event a HACP scattered sites property is not sold through the Program, the property may be reoccupied for lease.

I. Buyer's Annual Recertification Date

The date the buyer obtains a lender's mortgage pre-approval letter shall be the ~~low income public housing or Section 8 buyer's~~ program participant's annual recertification date for purposes of calculating homeownership assistance amounts. The annual recertification date will be used to calculate HACP's assistance benefits and/or soft-second mortgage amount. Once a participant has met all of the preceding eligibility requirements, including a pre-approval letter, they will be placed on the Homeownership Waiting List for home purchase based on the date of their pre-approval letter from an approved lender. The lender or HACP shall verify the buyer's income and employment status during the mortgage pre-approval process and the lender shall provide buyer's income and employment status to HACP upon request. If a buyer's income increases or declines subsequent to a lender issuing a mortgage pre-approval letter, the HACP at its discretion may require recalculation of assistance amounts.

6. PRE-HOMEOWNERSHIP ASSISTANCE REQUIREMENTS

A. Homeownership Counseling

Before a family is eligible for homeownership, the family must attend and successfully complete a pre-assistance HUD approved homeownership and housing counseling program. Such homeownership and housing counseling program will be provided or approved by HACP prior to the commencement of assistance and will include instruction relating to home maintenance; budgeting and money management; credit counseling; negotiating purchase price; securing mortgage financing and loan approvals; finding a home including information about schools and transportation; fair housing laws and local enforcement agencies; the advantages of purchasing and locating homes in areas that do not have a high concentration of low-income families; and the Real Estate Settlement Procedures Act; state and Federal truth-in-lending law; and how to avoid loans with oppressive terms and conditions.

B. Home Purchase and Sales Agreement

Participants in the Program will be required to locate and purchase a home or execute a contract of sale or lease purchase a home, within the limits of the City of Pittsburgh. "Homeownership eligibility" begins on the on the date when the buyer has obtained a mortgage pre-approval letter and completed the approved homebuyer education class. It is the

responsibility of the buyer to notify and discuss the sales transaction with HACP prior to the buyer signing an agreement of sale to remain eligible for Homeownership Program benefits.

C. Home Inspection

The buyer shall select and pay for an independent professional inspection in accordance with the sales agreement. Such independent inspectors must be qualified by the American Society of Home Inspectors (“ASHI”) or possess equivalent credentials acceptable to HACP. The independent inspectors must furnish a copy of the inspection results to both the buyer and HACP. HACP must review the independent inspector’s report and determine whether to go forward or terminate the sales agreement based upon its review.

A contingency clause in the sales agreement must provide that the buyer is not obligated to pay for any necessary repairs. If the Seller is HACP, HACP, in its sole discretion, may pay for any deficiencies found in the inspection report or HACP may terminate the sales agreement. Similarly, the buyer has the right to cancel the sales agreement without penalty if HACP is unwilling to make all necessary repairs cited in the inspection.

7. FINANCING REQUIREMENTS

A. General

HACP may not require participants to use a certain lender or a certain type of financing. However, financing for purchases under this Program must generally be insured or guaranteed by the State or Federal government and comply with secondary mortgage market requirements. HACP will only approve a fixed interest rate mortgage provided by a lender. It is the goal of the Program for participants to utilize all other assistance for which they are eligible prior to receiving assistance from this Program.

If HACP is the seller, then the Program may provide for below-market purchase prices or below-market financing to facilitate below-market purchases. Discounted purchase prices may be determined on a unit-by-unit basis, based on the particular buyer’s ability to pay, or may be determined by any other fair and reasonable method. Below-market financing may include any type of public or private financing, including but not limited to purchase-money mortgages, non-cash second mortgages, promissory notes, guarantees of mortgage loan from other lenders, shared equity, land installment contract or lease-purchase arrangements.

B. Financing Terms

The proposed loan terms must be submitted to and approved by HACP prior to execution of the sales agreement and closing. HACP will determine, in its sole discretion, the affordability

of the family's proposed loan terms and whether they are appropriate in view of current market conditions. In making such determination, HACP may take into account other family expenses, including but not limited to child care, unreimbursed medical expenses, education and training expenses, homeownership expenses and the like. If a mortgage is not FHA-insured or VA-guaranteed, HACP may require lenders to comply with generally accepted mortgage underwriting standards consistent with HUD/FHA, Ginnie Mae, Fannie Mae, Freddie Mac, RHS, or the Federal Home Loan Bank requirements. HACP will not approve any lending practice that it determines, in its reasonable discretion, to be abusive or predatory including loans offered at a rate above Prime to individuals who do not qualify for Prime Rate loans, i.e., subprime loans. Seller financing will be on a case-by-case basis, including instances where HACP is the seller.

C. Determining Affordability: Buyer's Monthly Homeownership Expense

The monthly expenses of public housing and Section 8 buyers who are defined in this Program and those who are listed on the lender’s mortgage application, should not exceed a total estimated housing expenses debt ratio of thirty-five percent (35%) of the combined gross monthly income of adult members of the household. The housing expenses debt should include mortgage principal, mortgage interest, property taxes, homeowner’s insurance ~~(\$22 per month)~~, condominium or association fees, monthly capital improvement expense (\$41 per month), monthly maintenance expense (\$41 per month), and a monthly utilities estimate obtained from the most recent HACP Section 8 Housing Choice Voucher Program Quick Reference Utility Cost Table utility allowance schedule for the appropriate unit type, ~~below or the~~ a monthly utilities estimate ~~may also be~~ obtained from the actual twelve month utility expenses of an occupied home to be purchased, or a utility rate studies provided by a utility company. Monthly utility expenses for Glen Hazel PA-28-P001-038 are estimated at ~~\$252-288~~ per month.

	Efficiency	1bdrm	2bdrm	3bdrm	4bdrm	5bdrm
Utility Costs by Size*	\$165 <u>197</u>	\$213 <u>235</u>	\$293 <u>288</u>	\$365 <u>348</u>	\$454 <u>405</u>	\$516 <u>459</u>

* Utility costs are obtained from and will be adjusted to conform to the current-most recent HACP Section 8 Quick Reference Table for Determining Affordability Housing Choice Voucher Program utility allowance schedule for the appropriate unit type.

D. Down Payment

Buyers must contribute from their own funds at least one percent (1%) of the net sales price of either a HACP owned property or a private market property. The family may use an IDA or FSS escrow account for their down payment. Low Income Public Housing program participants who established homeownership ‘lease-purchase’ accounts prior to January 1, 2007, may utilize these accounts for their down payment.

E. Refinancing

No buyer while receiving a HACP second mortgage assistance may refinance their mortgage(s) or incur additional debt secured by the home without the prior written approval of HACP.

8. ASSISTANCE COMPONENTS

A. Assistance Components Available To All Qualifying Program Participants.

1) Homeowner's Insurance And Major Component Home Warranty And Closing Costs Assistance

The maximum amount of financial assistance is \$7,000 for homeowner's insurance, home warranty, and closing costs assistance.

At HACP's expense, HACP may approve the prepayment of a homeowner's insurance policy and major component's insurance warranty or closing costs for a property at closing. It is the responsibility of the tenant/buyer to provide HACP with a written quotation from the vendor for these services prior to closing. The buyer may be eligible for homeowner's insurance or a home warranty benefits for a maximum term of three (3) years. Subject to budgetary constraints, HACP may pay closing costs one time per buyer and if a buyer fails to close on their sales agreement, buyer is not eligible to receiving additional closing costs assistance for a new sales agreement for one (1) year.

2) Foreclosure Prevention Fund

The maximum amount of financial assistance is \$3,000 for foreclosure prevention.

In the event a buyer defaults on their mortgage and receives notice of default by their lender within five (5) years of their closing date, they receive up to six (6) months of HACP mortgage assistance if they apply for and comply with all requirements of the Pennsylvania Homeownership Mortgage Assistance Program (HEMAP). As a Program safeguard, if in the event 10% or more of program buyers default upon their mortgage(s), Section 7c will be amended to decrease the maximum buyer debt ratio for new buyers to thirty-percent (30%) of gross monthly income.

B. Financing With A Soft-Second Mortgage Calculation

The maximum amount of a soft-second mortgage is \$32,000.00.

Subject to budgetary constraints, HACP may provide soft-second mortgage financing to eligible participants. Such financing shall be secured in most cases by a second mortgage (the “Second Mortgage”). However, in some cases, the HACP mortgage will be recorded as a third mortgage subordinate to mortgages securing bank and other government financing provided, for example, by the Urban Redevelopment Authority of Pittsburgh. In the event a first or second mortgage does not exist, HACP's mortgage will be recorded as a first mortgage. The HACP Second Mortgage loan amount shall be determined and calculated by using the Gross Aid Standards chart listed below. The Gross Aid Standard is utilized to determine the supplement to the income of a low income household to enable the family to purchase standard quality housing in the private marketplace. The Gross Aid Standard is obtained from the most recent HACP Section 8 Housing Choice Voucher Program Voucher Payment Standards.

Bedroom Size	Eff	1	2	3	4	5
Gross Aid	568	624	746	927	1001	1151
Standard	<u>567</u>	<u>650</u>	<u>811</u>	<u>1017</u>	<u>1084</u>	<u>1246</u>

The Gross Aid Standard may be revised on a yearly basis. In no instance will the amount of the HACP Soft Second Mortgage calculation exceed \$32,000.00. The Second Mortgage loan calculation amount is calculated as follows:

- Second Mortgage Loan Amount Calculation for a buyer: eligible monthly rental assistance payment x 12 months x 10 years = maximum Second Mortgage loan amount (not to exceed \$32,000.00).
- The Second Mortgage Loan Amount Calculation above shall be determined during buyer's loan pre-approval process and prior to a signed buyer's sales agreement. The HACP Second Mortgage loan amount shall be provided to both buyer and lender and authorized by HACP's Chief Financial Officer. After the primary lender has made a mortgage loan commitment in accordance with the buyer's sales agreement, the buyer is not eligible to request or have HACP recalculate the buyer's HACP Second Mortgage amount.
- The HACP Second Mortgage shall be reduced each month (1/120) by the amount (eligible monthly MAP) used in the Second Mortgage Loan Amount Calculation above; provided that, buyer remains in good standing in the Program, continues to occupy the property as their primary residence, and is not in default under the mortgage. In the event of a mortgage default or if the buyer is no longer residing in the home, no further HACP Second Mortgage debt reduction shall occur while such default or non-occupancy condition continues. The buyer in this program who defaults on their mortgage will not be eligible for housing

assistance through the HACP (or through any HUD funded housing assistance program) until the outstanding obligation on the HACP 2nd mortgage has been satisfied.

- Once a buyer completes a home purchase, interim and monthly re-certifications of income and annual HQS inspections are no longer required.

Note: Program participants who established homeownership 'lease-purchase' accounts prior to January 1, 2007 may utilize such accounts towards their down payment or closing costs.

C. The Homeownership Waiting List

A participant's position on the Homeownership Program Waiting List will be determined by the date of their pre-approval letter that they have obtained from a bank.

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.

The participant/buyer must have a settlement within ninety (90) days from the date that the mortgage application package is submitted to underwriting.

Persons failing to sign a sales agreement, complete a mortgage application in a timely manor 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.

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.

D. Portability

A current Section 8 Housing Choice Voucher Program family who qualifies for homeownership assistance may Port to another jurisdiction and purchase a home outside HACP's jurisdiction through another PHA's program, provided the receiving PHA is administering a homeownership program, is accepting new families into its homeownership program, and considers the family eligible based upon the receiving PHA's eligibility requirements. Participants porting to other jurisdictions are not eligible for Homeownership Program Assistance from the HACP.

9. TENANT/BUYER SELECTION FOR VACANT HACP SCATTERED SITES HOMES

Upon HACP's approval to release for sale a HACP owned property as they become vacant, the Program staff collects applicants for a Buyer's List of interested mortgage pre-approved tenant buyers for each home address during a minimum of five (5) business days prior to HACP finalizing and closing the Buyer's List. The Buyer's List is to be utilized in the event two or more mortgage pre-approved applicant buyers desire to purchase the same property. A tenant buyer shall only be on one property Buyer's List or sign one sales agreement at a time. A buyer is only be eligible to sign a Buyer's List if the tenant buyer's mortgage pre-approval letter states a loan amount that is at least equal to or exceeds the property net sales price after applying applicable discounts and other Program benefits. If there are no buyers for a vacant unit, HACP may lease that unit as a standard LIPH scattered site rental unit to the next eligible family on the waiting list.

After collecting interested tenant/buyers for up to five (5) business days, HACP shall select from the Buyer's List the buyer based upon the following criteria:

- The date of their mortgage pre-approval letter shall be the first priority for the selection of any tenant/buyer that HACP enters into a sales agreement from the property Buyer's List.
- In the event that two tenant/buyers have the same date on their mortgage pre-approval letter, HACP shall select the tenant/buyer based upon the tenant/buyer with a lower total debt-to-purchase price ratio.

In the event that a home does not sell during its initial sales offering, HACP may collect additional interested mortgage qualified tenant/buyers from either low income public housing residents or Section 8 voucher holders for an additional five (5) business day period and form a new Buyer's List to repeat the buyer selection process at HACP's discretion.

A. Tenant/Buyer Notification

The tenant/buyer who is selected by HACP to enter into a property sales agreement shall be notified by HACP and requested to execute a sales agreement.

B. Tenant/Buyers Not Selected From Buyer's List

Once HACP enters into a sales agreement with a tenant/buyer from the Buyer's List, the remainder of tenant/buyers not selected are released from this Buyer's List and are eligible to sign up for a new property Buyer's List.

C. Tenant/Buyer Fails To Comply With Sales Agreement

If HACP enters into a sales agreement with a tenant/buyer and the tenant/buyer fails to fulfill the terms and conditions of the sales agreement, the tenant/buyer shall not be eligible to participate in the Program for one (1) year following the date of the sales agreement.

If a tenant/buyer fails to complete the sales process and the tenant/buyer's sales agreement is terminated, HACP will review the property Buyer's List and the Homeownership staff will offer the property to the next qualified buyer as outlined in the Tenant/Buyer Selection Process. If no other tenant/buyers are remaining on the Buyer's List, HACP will form a new property Buyer's List, or will lease the unit as a standard LIPH scattered site rental unit to the next eligible family on the waiting list.

10. HACP OCCUPIED SCATTERED SITE TENANT/BUYER SELECTION

A. Occupied Scattered Site

If an HACP public housing tenant is currently leasing a scattered site, the occupying tenant has the right of first refusal to purchase the scattered site property. If the current family leasing the unit chooses not to purchase the unit in which they reside, but remain in good standing as a tenant, they may remain in the unit as leasing tenants. If an occupying tenant exercises the right of first refusal and fails to purchase the property, they may remain in the unit as a low income public housing tenant as long as they continue as a tenant in good standing. In no case shall a tenant participating in the homeownership program who fails to purchase a home gain any rights to their dwelling beyond those rights of a low-income public housing tenant.

11. HOPE VI

No MtW Homeownership Program benefits may be applied to HOPE VI programs.

12. RECAPTURE OF HOMEOWNERSHIP ASSISTANCE

HACP does not participate in the recapture of home value appreciation.

13. BUYER FILES

Buyer files should contain copies of the following items and be maintained by HACP for a period of three (3) years following closing.

- a. Homebuyer education certificate from a HUD approved education provider
- b. Mortgage pre-approval letter from a lender
- c. Signed agreement of sale and purchase
- d. Buyer debt ratio calculation
- e. Documentation that buyer meets HACP eligibility
- f. HACP financial checks issued to or on behalf of buyer

- g. HUD-1 settlement statement
- h. Home Inspection Report
- i. Second mortgage calculation
- j. Closing costs assistance form

14. ACCOMODATIONS FOR PERSONS WITH A DISABILITY

HACP is committed to making the Program accessible to persons with disabilities and will make outreach efforts to market the Program to such persons. HACP will address requests from those persons with disabilities through its reasonable accommodation policy and procedure to assure equal access to the homeownership program.

Units approved for homeownership disposition

(showing those previously approved units still in the housing stock
as of 8-31-2013)

PA-28-P001-022

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15210	1603 BALLINGER ST #1	
PA-28-P001-022	15210	1611 BALLINGER ST #2	
PA-28-P001-022	15216	219 SEBRING AVE #4	
PA-28-P001-022	15206	252 AMBER ST #5	
PA-28-P001-022	15206	250 AMBER ST #6	
PA-28-P001-022	15206	248 AMBER ST #7	
PA-28-P001-022	15206	45 PENN CIRCLE WEST #8	
PA-28-P001-022	15206	246 AMBER ST #10	
PA-28-P001-022	15206	33 PENN CIRCLE WEST #12	
PA-28-P001-022	15206	39 PENN CIRCLE WEST #16	
PA-28-P001-022	15206	43 PENN CIRCLE WEST #17	
PA-28-P001-022	15206	35 PENN CIRCLE WEST #18	
PA-28-P001-022	15214	411 CHAUTAUQUA ST #19	
PA-28-P001-022	15233	1217 SHEFFIELD ST #20	
PA-28-P001-022	15233	1219 SHEFFIELD ST #21	
PA-28-P001-022	15233	1216 HAMLIN ST #22	
PA-28-P001-022	15233	1218 HAMLIN ST #23	
PA-28-P001-022	15206	6535 ROWAN ST #24	
PA-28-P001-022	15216	2534 NEELD AVE #27	
PA-28-P001-022	15210	712 MONTOOTH ST #28	
PA-28-P001-022	15210	714 MONTOOTH ST #29	
PA-28-P001-022	15210	716 MONTOOTH ST #30	
PA-28-P001-022	15210	718 MONTOOTH ST #31	
PA-28-P001-022	15210	720 MONTOOTH ST #32	
PA-28-P001-022	15210	722 MONTOOTH ST #33	
PA-28-P001-022	15210	724 MONTOOTH ST #34	
PA-28-P001-022	15210	726 MONTOOTH ST #35	
PA-28-P001-022	15210	728 MONTOOTH ST #36	
PA-28-P001-022	15210	730 MONTOOTH ST #37	
PA-28-P001-022	15212	1429 SANDUSKY ST #38	
PA-28-P001-022	15212	1431 SANDUSKY ST #39	
PA-28-P001-022	15216	142 SEBRING ST #40	
PA-28-P001-022	15210	212 CLOVER ST #41	
PA-28-P001-022	15210	214 CLOVER ST #42	
PA-28-P001-022	15210	216 CLOVER ST #43	
PA-28-P001-022	15210	218 CLOVER ST #44	
PA-28-P001-022	15210	213 ROTHMAN ST #45	
PA-28-P001-022	15210	215 ROTHMAN ST #46	
PA-28-P001-022	15210	217 ROTHMAN ST #47	
PA-28-P001-022	15210	219 ROTHMAN ST #48	
PA-28-P001-022	15207	515 FRAYNE ST #49	
PA-28-P001-022	15207	517 FRAYNE ST #50	
PA-28-P001-022	15207	521 FRAYNE ST #51	
PA-28-P001-022	15207	523 FRAYNE ST #52	

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

PA-28-P001-038

PA Number	Zip	Address
PA-28-P001-038	15207	926 JOHNSTON AVE #259
PA-28-P001-038	15207	930 JOHNSTON AVE #260
PA-28-P001-038	15207	934 JOHNSTON AVE #261
PA-28-P001-038	15207	944 JOHNSTON AVE #263

PA-28-P001-039

PA Number	Zip	Address
PA-28-P001-039	15226	738 WOODBOURNE AVE #3
PA-28-P001-039	15210	700 LILLIAN ST #4
PA-28-P001-039	15226	1405 BROOKLINE BLVD #5
PA-28-P001-039	15216	1512 ROCKLAND AVE #6
PA-28-P001-039	15201	4290 COLERIDGE ST #7
PA-28-P001-039	15216	2724 STRACHAN ST #8
PA-28-P001-039	15206	27 PENN CIRCLE WEST #9
PA-28-P001-039	15211	447 SWEETBRIAR ST #10

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

PA-28-P001-050

PA Number	Zip	Address
PA-28-P001-050	15216	1605 CANTON AVE #1
PA-28-P001-050	15216	1607 CANTON AVE #2
PA-28-P001-050	15216	1609 CANTON AVE #3
PA-28-P001-050	15216	1611 CANTON AVE #4

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

PA-28-P001-051

PA Number	Zip	Address
PA-28-P001-051	15204	1212 STANHOPE ST #1
PA-28-P001-051	15204	1212 1/2 STANHOPE ST #2
PA-28-P001-051	15204	1214 STANHOPE ST #3
PA-28-P001-051	15204	1214 1/2 STANHOPE ST #4
PA-28-P001-051	15204	1111 FAULKNER ST #5
PA-28-P001-051	15204	1113 FAULKNER ST #6
PA-28-P001-051	15204	1115 FAULKNER STREET #7
PA-28-P001-051	15204	1117 FAULKNER ST #8
PA-28-P001-051	15204	2703 SACRAMENTO AVE #9
PA-28-P001-051	15204	324 WYCKOFF AVE #10
PA-28-P001-051	15204	326 WYCKOFF AVE #11
PA-28-P001-051	15204	2649 GLASGOW ST #14
PA-28-P001-051	15204	2651 GLASGOW ST #15
PA-28-P001-051	15204	2700 SACRAMENTO AVE #16
PA-28-P001-051	15204	2702 SACRAMENTO AVE #17
PA-28-P001-051	15204	2704 SACRAMENTO AVE #18
PA-28-P001-051	15204	2706 SACRAMENTO AVE #19
PA-28-P001-051	15204	2708 SACRAMENTO AVE #20
PA-28-P001-051	15204	2710 SACRAMENTO AVE #21
PA-28-P001-051	15204	1208 FAULKNER ST #22
PA-28-P001-051	15204	1210 FAULKNER ST #23
PA-28-P001-051	15204	1212 FAULKNER ST #24
PA-28-P001-051	15204	1214 FAULKNER ST #25

PS 411 - CPP 2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2001

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No: PA28P00150112		2012	
Housing Authority City of Pittsburgh		Date of CFFP: N/A		FFY of Grant Approval: 2012	
Type of Grant		Performance and Evaluation Report for Program Year Ending		Final Performance and Evaluation	
[X] Original Annual Statement [] Reserve for Disaster/Emergencies [] Revised Annual Statement/Revision Number		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Number	Original	Revised	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operating Subsidy				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment - Non-Expendable				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	8,000,979.00			
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of Lines 2-18)	8,000,979.00			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hards Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report					
Signature of the Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			
A. Fulton Meachem Jr., Executive Director		5/10/12			
Date		Date			

FS 448 518 RHF #1 2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2001

Part I: Summary
 PHA Name: Housing Authority City of Pittsburgh
 Grant Type and Number: Capital Fund Program Grant No: PA28R00150112
 Date of CFFP: N/A
 FFY of Grant: 2012
 FFY of Grant Approval: 2012

Line	Type of Grant	Total Estimated Cost		Total Actual Cost
		Original	Revised	
1	Total Non CGP Funds			
2	1406 Operating Subsidy			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment - Non-Expendable			
12	1470 Non-Dwelling Structures			
13	1475 Non-Dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities	3,059,779.00		
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (Sum of Lines 2-18)	3,059,779.00		
21	Amount of Line 20 Related to LBP Activities			
22	Amount of Line 20 Related to Section 504 Compliance			
23	Amount of Line 20 Related to Security - Soft Costs			
24	Amount of Line 20 Related to Security - Hards Costs			
25	Amount of Line 20 Related to Energy Conservation Measures			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report

Signature of the Executive Director and Date:  5/10/12 Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____ Date

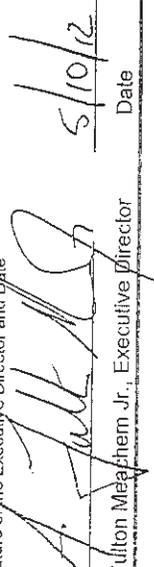
FS 519 - RHP #2 - 2012

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2001

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: PA28R00150212		FFY of Grant: 2012	
PHA Name: Housing Authority City of Pittsburgh		Date of CFFP: N/A		FFY of Grant Approval: 2012	
Type of Grant		Performance and Evaluation Report for Program Year Ending		Final Performance and Evaluation	
[x] Original Annual Statement [] Reserve for Disaster/Emergencies [] Revised Annual Statement/Revision Number		Total Estimated Cost		Total Actual Cost	
Line	Summary by Development Number	Original	Revised	Obligated	Expended
1	Total Non CGP Funds				
2	1406 Operating Subsidy	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Non-Expendable	-	-	-	-
12	1470 Non-Dwelling Structures	-	-	-	-
13	1475 Non-Dwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities	2,595,833.00	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of Lines 2-18)	2,595,833.00	-	-	-
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hards Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report

Signature of the Executive Director and Date
 5/10/12 Date
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date
 _____ Date

2012 CFP

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number	FFY of Grant: 2012
PHA Name: Housing Authority of the City of Pittsburgh		Capital Fund Program Grant No: PA28P001501-12	FFY of Grant Approval: 2011
		Replacement Housing Factor Grant No:	
		Date of CFFP:	
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Obligated
		Revised ²	Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration	\$ 8,000,979.00	\$ 3,305,101.06
16	1495.1 Relocation Costs	\$ 8,000,979.00	\$ 533,398.64
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012		FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the City of Pittsburgh		Grant Type and Number Capital Fund Program Grant No: PA28P001501-12 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Summary by Development Account		Total Actual Cost ¹	
Line		Total Estimated Cost	Revised ²	Obligated	Expended
		Original			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$8,000,979.00		\$ 3,305,101.06	\$ 533,398.64
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RIIF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2012						
PHA Name: Housing Authority of the City of Pittsburgh		Grant Type and Number Capital Fund Program Grant No: PA28P001501-12						
Development Number Name/PHA-Wide Activities		CFPP (Yes/ No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Addison Terrace	MtW	1492	1	43,427.44	43,427.44	44,427.44	44,427.44	Comp
Bedford Dwellings	MtW	1492	1	75,777.04	75,777.04	75,777.04	75,777.04	Comp
Arlington Hghts	MtW	1492	1	24,632.24	24,632.24	24,632.24	24,632.24	Comp
Allegheny Dwellings	MtW	1492	1	47,760.24	47,760.24	47,760.24	47,760.24	Comp
Northview Hghts	MtW	1492	1	94,392.72	94,392.72	94,392.72	94,392.72	Comp
Bidwell High Rise	MtW	1492	1	20,871.60	20,871.60	20,871.60	20,871.60	Comp
Pressley High Rise	MtW	1492	1	37,794.48	37,794.48	37,794.48	37,794.48	Comp
Homewood North	MtW	1492	1	22,187.84	22,187.84	22,187.84	22,187.84	Comp
Scattered Sites South	MtW	1492	1	25,773.92	25,773.92	25,773.92	25,773.92	Comp
Murray Towers	MtW	1492	1	11,846.00	11,846.00	11,846.00	11,846.00	Comp
Glen Hazel Family	MtW	1492	1	24,444.24	24,444.24	24,444.24	24,444.24	Comp
Glen Hazel High Rise	MtW	1492	1	17,110.96	17,110.96	17,110.96	17,110.96	Comp
Scattered Sites North	MtW	1492	1	22,688.64	22,688.64	22,688.64	22,688.64	Comp
Mazza Pavillion	MtW	1492	1	5,452.96	5,452.96	5,452.96	5,452.96	Comp
Caliguri High Rise	MtW	1492	1	18,991.28	18,991.28	18,991.28	18,991.28	Comp
Finello High Rise	MtW	1492	1	10,529.84	10,529.84	10,529.84	10,529.84	Comp
Morse Gardens	MtW	1492	1	12,410.16	12,410.16	12,410.16	12,410.16	Comp
Carrick Regency	MtW	1492	1	12,034.08	12,034.08	12,034.08	12,034.08	Comp
Gualtieri Manor	MtW	1492	1	5,452.96	5,452.96	5,452.96	5,452.96	Comp

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual Obligation End Date	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date		Original Expenditure End Date	Actual Expenditure End Date		
Addison Terrace	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Bedford Dwellings	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Arlington Heights	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Allegheny Dwellings	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Northview Heights	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Bidwell High Rise	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Pressley High Rise	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Homewood North	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Scattered Sites South	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Murray Towers	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Glen Hazel Family	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Glen Hazel High Rise	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Scattered Sites North	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Mazza Pavilion	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Caliguri Plaza	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	
Finello Pavilion	3/1/14	3/1/14	3/1/14	3/1/16	3/1/16	n/a	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

2012 RHF #1

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012	FFY of Grant Approval: 2011
PHA Name: Housing Authority of the City of Pittsburgh		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R001501-12 Date of CFFP:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2013		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
		Original	Obligated
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴	\$ 3,095,779.00	\$ 3,095,779.00
		\$ 3,095,779.00	\$ -

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the City of Pittsburgh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R001501-12 Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 3,095,779.00	\$ 3,095,779.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

2012 RHP #2

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PIHA Name: Housing Authority of the City of Pittsburgh		Capital Fund Program Grant No: PA28R001502-12		FFY of Grant Approval: 2011	
Date of CFFP:		Replacement Housing Factor Grant No: PA28R001502-12			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2013				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost ¹	Expended
		Original	Revised ²		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$ 2,595,833.00	\$ 2,595,833.00	\$ 828,615.00	\$ -

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHP funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2012 FFY of Grant Approval: 2011	
PHA Name: Housing Authority of the City of Pittsburgh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R001502-12 Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 2,595,833.00	\$ 828,615.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

2011 CFP

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Pittsburgh		Capital Fund Program Grant No: PA28P001501-11		FFY of Grant Approval: 2010	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	Expended
<input type="checkbox"/> Original Annual Statement					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2013					
Summary by Development Account					
1 Total non-CFP Funds					
2 1406 Operations (may not exceed 20% of line 21) ³					
3 1408 Management Improvements					
4 1410 Administration (may not exceed 10% of line 21)					
5 1411 Audit					
6 1415 Liquidated Damages					
7 1430 Fees and Costs					
8 1440 Site Acquisition					
9 1450 Site Improvement					
10 1460 Dwelling Structures					
11 1465.1 Dwelling Equipment—Nonexpendable					
12 1470 Non-dwelling Structures					
13 1475 Non-dwelling Equipment					
14 1485 Demolition					
15 1492 Moving to Work Demonstration	\$ 9,394,290.00	\$ 9,394,290.00	\$ 9,394,290.00	\$ 9,394,290.00	\$ 6,699,267.18
16 1495.1 Relocation Costs					
17 1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011 FFY of Grant Approval: 2010	
PHA Name: Housing Authority of the City of Pittsburgh	Grant Type and Number Capital Fund Program Grant No: PA28P001501-11 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 9,394,290.00	\$ 9,394,290.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2011						
PHA Name: Housing Authority of the City of Pittsburgh		Grant Type and Number Capital Fund Program Grant No: PA28P001501-I-1 CFFP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Addison Terrace	MtW	1492	1	576,321.21	576,321.21	576,321.21	576,321.21	Comp
Bedford Dwellings	MtW	1492	1	323,784.19	323,784.19	323,784.19	323,784.19	Comp
Arlington Hieghts	MtW	1492	1	44,120.25	44,120.25	44,125.25	44,125.25	Comp
Allegheny Dwellings	MtW	1492	1	375,021.90	375,021.90	375,025.90	375,025.90	Comp
Northview Heights	MtW	1492	1	734,491.53	734,491.53	734,491.53	734,491.53	Comp
Bidwell Highrise	MtW	1492	1	53,660.19	53,660.19	53,660.19	53,660.19	Comp
Pressley Highrise	MtW	1492	1	67,248.07	67,248.07	67,248.07	67,248.07	Comp
Homewood North	MtW	1492	1	208,843.18	208,843.18	208,843.18	208,843.18	Comp
Scattered Sites South	MtW	1492	1	233,115.12	233,115.12	233,115.12	233,155.12	Comp
Murray Towers	MtW	1492	1	51,228.20	51,228.20	51,228.20	51,228.20	Comp
Glen Hazel Family	MtW	1492	1	98,034.77	98,034.77	98,034.77	98,034.77	Comp
Glen Hazel Highrise	MtW	1492	1	35,613.67	35,613.67	35,613.67	35,613.67	Comp
Scattered Sites North	MtW	1492	1	276,355.58	276,355.58	276,355.58	274,355.58	Comp
Mazza Pavillion	MtW	1492	1	87,838.65	87,838.65	87,838.65	87,838.65	Comp
Caliguiri Highrise	MtW	1492	1	63,855.63	63,855.63	63,855.63	63,855.63	Comp
Finello Highrise	MtW	1492	1	21,885.79	21,885.79	21,885.79	21,885.79	Comp
Morse Gardens	MtW	1492	1	115,969.98	115,969.98	115,969.98	115,969.98	Comp
Carrick Regency	MtW	1492	1	65,031.11	65,031.11	65,031.11	65,031.11	Comp
Beechview Manor	MtW	1492	1	44,491.15	44,491.15	44,491.15	44,491.15	Comp

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program									
PHA Name: Housing Authority of the City of Pittsburgh									
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual Obligation End Date	All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹			
	Original Obligation End Date	Actual Obligation End Date		Original Expenditure End Date	Actual Expenditure End Date				
Addison Terrace	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Bedford Dwellings	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Arlington Heights	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Allegheny Dwellings	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Northview Heights	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Bidwell Highrise	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Pressley Highrise	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Homewood North	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Scattered Sites South	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Murray Towers	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Glen Hazel Family	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Glen Hazel Highrise	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Scattered Sites North	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Mazza Pavillion	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Caliguiri Highrise	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			
Fineello Highrise	8/2/13	8/2/13	8/2/13	8/2/15	8/2/15	n/a			

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

2011 RHF #2

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R001502-11 Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2010
PHA Name: Housing Authority of the City of Pittsburgh			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 8/31/2013		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds	Original	
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴	\$ 3,929,478	\$ 3,929,478
		\$ 3,929,478	\$ 303,559.00

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2011	
PHA Name: Housing Authority of the City of Pittsburgh	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R001502-11 Date of CFFP:	FFY of Grant Approval: 2010	
Type of Grant		<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$ 3,929,478	\$ 3,929,478
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHIF funds shall be included here.

FS 515 1 200 KHP 72

Annual Statement of Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part I: Summary		Type of Grant		PHIA Name:		Housing Authority City of Pittsburgh		Grant Type and Number		Capital Fund Program Grant No: N/A		Replacement Housing Factor Grant No: PA28R001502-10		Date of CFFP: N/A		FFY of Grant: 2010		FFY of Grant Approval: 2010	
Original Annual Statement		Revised Annual Statement		Revision Number		Performance and Evaluation Report for Program Year Ending		Performance and Evaluation Report for Program Year Ending		Final Performance and Evaluation		Total Estimated Cost		Date of CFFP:		Total Actual Cost		Expended	
Line	Summary by Development Number	Original	Revised	Original	Revised	Date of CFFP:	Total Estimated Cost	Date of CFFP:	Total Actual Cost	Expended									
1	Total Non CGP Funds																		
2	1406 Operating Subsidy																		
3	1408 Management Improvements																		
4	1410 Administration																		
5	1411 Audit																		
6	1415 Liquidated Damages																		
7	1430 Fees and Costs																		
8	1440 Site Acquisition																		
9	1450 Site Improvement																		
10	1460 Dwelling Structures																		
11	1465.1 Dwelling Equipment - Non-Expendable																		
12	1470 Non-Dwelling Structures																		
13	1475 Non-Dwelling Equipment																		
14	1485 Demolition																		
15	1492 Moving to Work Demonstration																		
16	1495.1 Relocation Costs																		
17	1499 Development Activities																		
18a	1501 Collateralization or Debt Service paid by the PHA																		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment																		
19	1502 Contingency (may not exceed 8% of line 20)																		
20	Amount of Annual Grant (Sum of Lines 2-18)																		
21	Amount of Line 20 Related to LBP Activities																		
22	Amount of Line 20 Related to Section 504 Compliance																		
23	Amount of Line 20 Related to Security - Soft Costs																		
24	Amount of Line 20 Related to Security - Hards Costs																		
25	Amount of Line 20 Related to Energy Conservation Measures																		
Signature of the Executive Director		Date		Signature of Public Housing Director		Date													
		3/26/2013																	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for Operations.
⁴ RHFF Funds shall be included here.

