Housing Authority of the City of Pittsburgh

Moving to Work Demonstration
Year 13 (FY 2013) Annual Plan

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Housing Authority of the City of Pittsburgh

Moving To Work Annual Plan

2013

Section I. Introduction

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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 VI.

Proposed New Activity Summary
HACP is not proposing any new activities in this 2013 Annual Plan.

Ongoing 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 local self-sufficiency (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 include 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. and 5. 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, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered.

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 and providing an incentive for families to become self-sufficient. 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.

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.

6. 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 expected for the 2012 year. HACP's objectives include realizing substantial energy cost savings.

7. 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 Section VII. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

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

8. 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.

9. 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 2012, but may do so in future years.

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

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

10. Use of Block Grant Funding Authority to support:

a. Development and Redevelopment

b. Enhanced and Expanded Family Self-sufficiency and related programming.
c. 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.

Since entering the Moving To Work Program in 2000, HACP has instituted a number of Moving To Work initiatives that in 2011 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.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. HOUSING STOCK INFORMATION

Number of Public Housing Units:
HACP had 4790 units in inventory on January 1, 2012. HACP projects to have 4258 units in inventory on December 31, 2012/January 1, 2013, and projects 4262 units in inventory on December 31, 2013. (See Table IIA-1 and IIB-1).

Planned Significant Capital Expenditures:
In 2013, HACP plans include significant capital expenditures at:

- Garfield Commons to complete construction and payments for final phase 4 of prior years towards this project in 2013.
- Approximately $3.25 million will be obligated in 2013, in addition to the over $5 million obligated in 2011 and 2012, and approximately $4.45 million will be expended for additional improvements at Northview Heights including electrical upgrades, additional roof replacements, bathroom rehabilitations, and elevator upgrades.
- Approximately $10 million will be obligated in addition to over $40 million obligated in 2011 and 2012, and approximately $25 million will be expended in 2013 for predevelopment, demolition, site preparation and infrastructure, closing for Phase 1 mixed finance transaction, and other redevelopment activities for Addison Terrace.
- Approximately $200,000 is expected to be expended in 2013 related to redevelopment of the Auburn/Hamilton-Larimer Site and the Larimer/East Liberty Choice Neighborhoods Initiative Planning activities. Approximately $10 million may be obligated for redevelopment if funding from a Choice Neighborhoods Implementation Grant award is received.
- Approximately $1.2 million of funding obligated in prior years will be expended for plumbing replacements and relocations at Carrick Regency.
- Approximately $400,000 will be obligated and $800,000 expended for rehabilitation of scattered site units.
- Approximately $3.8 million will be obligated and $3 million expended for Roof and Window replacement at Bedford Dwellings.
- Approximately $1.5 million will be obligated and $1 million expended for Window replacements at Allegheny Dwellings.
- Approximately $1 million will be obligated and $800,000 expended for siding replacement and concrete repair and replacement at Glen Hazel Heights.
- Approximately $2.1 million will be obligated and $1.5 million expended for window replacement and EFIS replacement at Caliguiri Plaza.
- Approximately $1.6 million will be obligated in addition to $1.2 million obligated in 2012, and approximately $2.6 million expended for replacement of historic windows in the historic section of the building, replacement of the roof in the modern section of the building, and modernization of the garbage chute at Morse Gardens.
- See Section IV and Section VII for additional information on HACP's capital expenditure plans.

New Public Housing Units To Be Added:
During 2012 HACP expects to add a total of 26 new LIPH units at Garfield Commons Phase IV (plus 14 tax credit and 10 market rate units). If these units are not completed in 2012, they will be added in 2013. No other new units are expected to be added in 2013.

Public Housing Units To Be Removed:
HACP removed 554 units from inventory during 2012 – including units originally planned to be removed in 2011 but delayed (See Table IIA-4). This includes:

- Building #020012 at Homewood North (8 units).
- Buildings 33-37 at Northview Heights containing 37 units.
- Disposition of 64 remaining units at Broadhead Manor.
- Demolition of 445 units in the Elmore Square area of Addison Terrace.

HACP plans to remove one unit from inventory in 2013. At Pressley Street High Rise, two efficiency units will be combined into one UFAS one bedroom unit.

HACP plans to continue its planning for the redevelopment of the Auburn/Hamilton Larimer development, and expects to submit a demolition/disposition application for the 28 units at this location in 2013. Actual removal of the units may occur in 2013 or 2014. HACP does not plan to remove any other units during 2013.

Other Dispositions:
HACP will proceed with efforts to complete disposition of a variety of non-ACC properties that it considers to be excess property. The means of disposition will vary, and formal disposition applications will be submitted to the Special Applications Center for approval. These properties fall into three primary categories:

1. Properties acquired in the Hill District during site assembly efforts in preparation for off-site replacement units as part of the Bedford Additions HOPE VI redevelopment effort, but subsequently not used for this purpose.
2. Various other properties owned by the Housing Authority of the City of Pittsburgh that do not have, and have not had, ACC units, but whose provenance is not clear. Research will be completed and these properties to determine, to the extent possible, the circumstances in which the properties came into the ownership of HACP. Submissions to the Special Applications Center will be completed as necessary, and cooperation with the local office on these properties will be ongoing.
3. Vacant properties where public housing was once located. Disposition of all or parts of several former public housing sites where buildings have been demolished have been discussed and could result in disposition applications being submitted to the SAC in 2013. These locations include the St. Clair Village site, where the City of Pittsburgh would like to locate a public works facility next to HACP's existing waste transfer facility. Other possible locations include vacant sections of Arlington Heights, the Auburn Towers site, the Kelly Street site, and vacant sections of Glen Hazel Heights.

Number of Housing Choice Vouchers Authorized:
HACP has authorization for 6757 Moving To Work Vouchers and 316 non-Moving To Work Vouchers. It is important to note that a) funding levels associated with these authorizations are not adequate to cover the costs of leasing an equal number of units, and

b) under the Moving To Work block grant, as in previous years, HACP can utilize voucher funding authorization for other purposes as approved in the Moving To Work Annual Plan. See Sections VI. and VII. for information on the use of this authority.

<u>Housing Choice Vouchers To Be Project Based:</u>
HACP's project base Housing Choice Voucher Program includes the following:
Existing Project Based Units:

- 48 units at Veterans Place, (all non-MtW vouchers). Veterans Place provides transitional housing and support services to formerly homeless veterans who have completed a Veterans Administration Drug and/or Alcohol treatment program. Because of the income levels and other subsidies available to residents and the property, there are no currently eligible residents of Veteran's place, and thus no subsidy is being provided. HACP projects that actual leasing to families eligible for project based subsidy will be between zero and 5 in 2013. HACP will review the contract and property performance to determine if any additional actions are required.
- 18 units at the Legacy, (2009 and 2010). The Legacy is a 108 unit HACP mixed finance senior citizen mid-rise housing facility.
- 20 units at the Hill District YMCA, (all non-MtW vouchers). These vouchers will support a Single Room Occupancy facility currently undergoing renovation at the Hill District YMCA. Financing challenges have delayed some renovations at this facility necessary for units to meet criteria for project based vouchers, so no vouchers are currently in use at this location. HACP will maintain its commitment to support these units should additional financing be secured and necessary renovations completed; however HACP projects that this will not be complete in 2012 and no subsidy will be provided to the project in 2012.
- 4 units at Third East Hills as part of a refinancing and modernization project.

Project based units authorized in 2011:

- In 2011, HACP conducted two selection processes for project based voucher proposals. Nine proposals including 290 units were tentatively approved. The following properties have subsequently entered a completed Housing Assistance Payment Contract (HAP) or an Agreement to Enter Into a HAP Contract (AHAP).
  - Center City Apartments/Milliones Manor – 39 vouchers for existing units. The HAP contract was executed and units leased in 2012.
  - Wood Street Commons – 65 vouchers for existing units in this single room occupancy facility with supportive services. This contract is nearly complete and will be executed in 2012.
  - Shanahan Apartments – 11 units in this building conversion/rehabilitation project. The project includes tax credits, and an Agreement to Enter Into a Housing Assistance Payment Contract was executed in 2012. Actual subsidy payments are not projected to begin until 2013.
- Proposals tentatively approved in 2011 but have not completed a HAP or AHAP, and subsequently withdrawn because substantial progress was not made, include:
  - Herron Senior Living – Hill District – 8 vouchers. The proposed project did not receive a pending Tax Credit award. Thus the PBV award is on hold pending completion of financing, and no subsidy is expected to be paid in 2012.

- 2700 Center Avenue Senior Housing/AHRCO – 36 vouchers for a combination of existing and renovated units. Financing for renovations was not secured, and owner continues to look for additional financial resources.
- Amani Christian Community Development Corporation – 12 vouchers for new construction in the Hill District. Financing and other planning is not yet complete.
- Hill House Economic Development Corporation – 52 units in Hill District Housing Phase I proposal. Financing and other planning is not yet complete and the total number of units may be modified, but will not exceed 52.
- Hill House Economic Development Corporation – 55 units in the Hill District. Financing and other planning is not yet complete and discussions continue.

New Project Based Voucher Authorizations made in 2012, subject to AHAP completion in 2013:

- Additional Project Based Voucher commitments include the following:
  - Homewood Senior Living Project – 5 vouchers to support an elderly housing development selected through competitive process by the Pittsburgh Urban Redevelopment Authority, and subsequently awarded Low Income Housing Tax Credits by the Pennsylvania Housing Finance Corporation. The project, is to include 40 total units. An Agreement to Enter Into a Housing Assistance Payment Contract is expected to be completed late in 2012 or early in 2013; with actual HAP execution and payment of subsidy not occurring until late 2013 or 2014.
  - East Liberty Place Phase II (East Liberty Place South) – 6 vouchers to support a mixed use development selected through competitive process by the Pittsburgh Urban Redevelopment Authority and through competitive process and award of Low Income Housing Tax Credits by the Pennsylvania Housing Finance Corporation. The project is to include 52 mixed income, general occupancy residential units, plus ground floor commercial/retail space. An Agreement to Enter Into a Housing Assistance Payment Contract is expected to be completed late in 2012 or early in 2013; with actual HAP execution and payment of subsidy not occurring until late 2013 or 2014.

Proposed New Project Based Vouchers for 2013:

- 186 units are planned to be constructed at HACP's Addison Terrace Redevelopment Phase 1 in the Hill District. This project will utilize HACP's HUD approved Moving To Work Initiative - The Step Up To Market Financing Program. The Step Up To Market Financing Program includes MTW modifications to the project-based voucher program,. Plans (that are subject to change) call for 168 Step Up To Market Mixed Income Units, and 18 market rate units. An agreement is expected in 2012, with actual subsidy beginning in 2014 or 2015. Please see Section VI. 10. a. for additional information on HACP's Step Up To Market Program.
- HACP may commit additional vouchers, either through an additional competitive process or at its own units for modernization or redevelopment (through the Step Up To Market Program or through traditional Project Based Voucher mechanisms) in order to address distressed properties and/or to support new affordable housing units. Actual subsidy for any new commitments will not begin until 2014.

Guide to Tables

- Table IIA-1 shows HACP units in inventory on Jan. 1, 2001 (at the start of the MtW demonstration), on Jan. 1, 2012, and projected numbers for Dec. 31, 2012, and 2013.
- Tables IIA-2 and 3 show units to be added in 2012 and 2013, respectively.
- Tables IIA4 and 5 show units to be removed in 2012 and 2013, respectively.
- Table IIA-6 shows HACP units projected to be in inventory on December 31, 2013.
- Table IIA-7 provides the total authorized MtW and non-MtW Housing Choice Voucher count for HACP for 2010 through 2013.
- Table IIA-8 provides a listing of commitments for project-based HCV units by community. Descriptions of each property are included above.

Table IIA-1 – Units in the Inventory - January 1, 2001 - January 1, 2012 – Projected December 2012 - Projected December 31, 2013

Public Housing

	Eff/1 Bedroom				2 Bedroom				3 Bedroom			
	Jan-01	Jan-12	Dec-12	Dec-13	Jan-01	Jan-12	Dec-12	Dec-13	Jan-01	Jan-12	Dec-12	Dec-13
Family	1102	720	608	608	2653	1447	1190	1190	1894	1094	972	973
Elderly	1429	1142	1142	1140	423	106	106	106	0	0	0	0
Total	**2531**	**1862**	**1750**	**1748**	**3076**	**1553**	**1296**	**1296**	**1894**	**1094**	**972**	**973**

	4 Bedroom				5+ Bedrooms				Total			
	Jan-01	Jan-12	Dec-12	Dec-13	Jan-01	Jan-12	Dec-12	Dec-13	Jan-01	Jan-12	Dec-12	Dec-13
Family	403	229	204	209	121	52	36	36	6173	3542	3010	3016
Elderly	0	0	0	0	0	0	0	0	1852	1248	1248	1246
Total	**403**	**229**	**204**	**209**	**121**	**52**	**36**	**36**	**8025**	**4790**	**4258**	**4262**

Table IIA-2 – LIPH Units Added to Inventory – January 1, 2012 to December 31, 2012 (Projected)

Public Housing

	Eff / 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
Family Community	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**	**Std.**	**UFAS**
Garfield Phase 4	10	1	8	1	5	1					23	3
Total	**10**	**1**	**8**	**1**	**5**	**1**	**0**	**0**	**0**	**0**	**23**	**3**

Note: Garfield Phase 4 units, if not completed in 2012, will be completed in 2013.

Table IIA-3 – LIPH Units to be Added to Inventory – January 1, 2013 to December 31, 2013

Public Housing

Family Community	Eff / 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	Std.	UFAS	Std.	UFAS	Std.	UFAS	Std.	UFAS	Std.	UFAS	Std.	UFAS
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	0	0

Note: Garfield Phase 4 units, if not completed in 2012, will be completed in 2013.

Table IIA-4 – Units Demolished or Dispositioned – January 1, 2012 to December 31, 2012 Projected

Public Housing

Community	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total
Homewood North		2	4	2		8
Northview Heights			34	3		37
Addison Terrace	123	210	77	23	12	445
Broadhead		48	16			64
Total		**260**	**131**	**28**	**12**	**554**

* Although largely completed in 2010, these units were not removed from formal unit counts until 2011.

Table IIA-5 – Units to be Demolished or Dispositioned – January 1, 2013 to December 31, 2013

Public Housing

Community	Eff / 1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	Total	
Pressley Street	1					1	Loss of one unit due to consolidation of two units to create one UFAS unit.
Hamilton-Larimer (Scattered Sites North)			13	9	6	28	Actual removal may not occur until 2014.
Total	**1**	**0**	**13**	**9**	**6**	**29**	

Table IIA-6 – Units Projected to be in Inventory – December 31, 2013

Public Housing	Eff/1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedrooms	Total
Family	608	1190	973	209	36	3016
Elderly	1140	106	0	0	0	1246
Total	1748	1296	973	209	36	4262

Table IIA–7 – Housing Choice Vouchers Authorized

Section 8	2010	2011	2012	2013
MtW Vouchers	6757	6757	6757	6757
Non-MtW Voucher	316	316	316	316
Total	7073	7073	7073	7073

Table IIA–8 – Number of HCV Units to be Project-based by Community

Section 8

Community	2010	2011	2012	2013	
Veteran's Place	48	48	48	48	
Legacy Apartments	18	18	18	18	
YMCA SRO's	20	20	20	20	Pending completion of financing and renovations. Subsidy not anticipated in 2013.
3rd East Hills	0	4	4	4	
TBD*	0	TBD			*
2700 Centre	0	0	36	36	
Milliones Manor	0	0	39	39	
Wood Street	0	0	65	65	
Shanahan Apts.	0	0	11	11	Pending financial closing and completion of renovations. Subsidy not anticipated until 2013.
Amani CCDC	0	0	12	12	Pending completion of financing and construction. Subsidy not anticipated in 2013.
Hill District Housing I	0	0	52	52	Pending completion of financing, multiple approvals, and construction. Subsidy not anticipated in 2013.
Ozanam/Cliff	0	0	55	55	Pending completion of financing, multiple approvals, and construction. Subsidy not anticipated in 2013.
Addison Phase 1	0	0	80	186	Units to be developed utilizing HACP's MTW Step Up To Market Program. Subsidy not anticipated in 2013
Homewood Senior Living	0	0	0	6	Pending financial closing and completion of construction Subsidy not anticipated until 2014.
East Liberty Place South			0	5	Pending financial closing and completion of construction. Subsidy not anticipated until 2014.
Total	86	90	440	557	

Note: Veteran's Place and YMCA SRO's are non-MtW vouchers and are included in the non-MTW voucher count in Table IIA-7 above.

Descriptions of Communities: Please see narrrative section of Part II.A. of this Plan for a description of the communities.

* Additional properties may have vouchers project based, either through HACP project basing vouchers at its own new developments, and/or via new competetive process. No subsidy on any such units anticipated in 2013.

B.

II. General Housing Authority Operating Information

B. Leasing Information – Planned

Public Housing Units Leased:
HACP projects total LIPH occupancy of 4003 units leased at the end of FY 2013. Projected leased units on December 31, 2013 include 2833 leased HACP-managed units and 1170 privately managed units. (See Tables IIB-1, IIB-2 and IIB-3.)

Housing Choice Voucher Units Leased:
The HACP projects a combined (MtW and non-MtW) HCV voucher usage of approximately 5200 vouchers at the end of FY 2012, and 5200 at the end of 2013. In all cases, the total numbers include full lease-up of HACP's 316 non-MTW vouchers.

Total Units Leased/Families Served:
Total projected HACP occupancy (LIPH and Section 8) for the end of 2013 is approximately 9,203 units. During the remainder of 2012 and throughout 2013, HACP will continue to adjust HCV usage levels as necessary to maintain HACP occupancy levels at or above required MtW baseline levels.

HACP, through the leveraging of its redevelopment dollars, is also responsible for the creation of additional affordable units. By the end of 2013, HACP projects 298 tax credit affordable units, and 337 affordable market rate units, all of which are at or near full occupancy, for an additional 635 families served.

On January 1, 2012, the HACP served a total of 9397 households through its traditional programs (3967 LIPH households and 5,430 Section 8 households), 564 through non-traditional rental programs, and 80 through the HACP MTW homeownership program, for a total of 10,041 families served.

HACP projects that on December 31, 2013, it will serve 9,203 households through its traditional programs (4003 LIPH households and 5200 Section 8 households), 635 through non-traditional rental programs, and 108 through the HACP MTW homeownership program for a total of 9,946 families served.

Potential Difficulties Leasing Units
During 2012 and 2013, HACP LIPH occupancy levels may be impacted by relocation of HACP residents associated with demolition, modernization activity and redevelopment of HACP communities.

Phase I relocation efforts at Addison Terrace were largely accommodated by existing vacant units and normal turnover in other areas of Addison Terrace and at other HACP properties, and Section 8 vouchers were also utilized. Attrition may lead to declining occupancy at remaining Addison units. Addison Terrace currently does not have any families on its waiting list or currently residing at the property with unmet 504 related needs. HACP will continue to meet the need of current Addison Terrace residents throughout the relocation and redevelopment process, and will include appropriate 504 plans in the redevelopment plans.

In addition, HACP may begin to allow attrition to reduce the number of households occupying units at Hamilton-Larimer in preparation for redevelopment of that property, and additional units may need to be taken off-line for modernization activities.

HACP does not anticipate any difficulty leasing units in properties available for occupancy.

Table IIB-1 – LIPH Occupancy – HACP-Managed - January 1, 2012, Projected December 31, 2012 and December 31, 2013

HACP – Managed	January 1, 2012			Projected December 31, 2012					Projected – December 31, 2013				
	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Number off-line*	Adjusted Vacancy Percentage	Physical Unit Count	Number Occupied	Percent Occupied	Number off-line*	Adjusted Vacancy Percentage
1-1 Addison Terrace	734	273	37%	290	270	93%	0	93%	290	200	69%	90	100%
1-2 Bedford Dwellings	411	374	91%	411	381	93%	0	93%	411	385	94%	0	94%
1-4 Arlington Heights	143	130	91%	143	133	93%	1	94%	143	135	94%	1	95%
1-5 Allegheny Dwellings	272	235	86%	272	253	93%	1	93%	272	255	94%	2	94%
1-7 Saint Clair Village	0			0					0				
1-9 Northview Heights	575	494	86%	538	502	93%	1	93%	538	505	94%	1	94%
1-12 Garfield Heights	0			0					0				
1-15 PA Bidwell High Rise	120	113	94%	120	115	96%	1	97%	120	116	97%	1	97%
1-17 Pressley High Rise	211	205	97%	211	203	96%	1	97%	210	204	97%	2	98%
1-20 Homewood North	134	118	88%	126	117	93%	2	94%	126	120	95%	0	95%
1-22 Scattered Sites South	155	147	95%	155	148	95%	0	95%	155	149	96%	2	97%
1-31 Murray Towers	68	67	99%	68	65	96%	1	97%	68	66	97%	1	99%
1-32 Glen Hazel	128	126	98%	128	120	94%	0	94%	128	122	95%	0	95%
1-33 Glen Hazel High Rise	97	92	95%	97	93	96%	0	96%	97	94	97%	0	97%
1-38 Glen Hazel Homes	4	3	75%	4	3	75%	1	100%	4	4	100%	0	100%
1-39 Scattered Sites North	135	127	94%	130	125	96%	1	97%	135	131	97%	3	99%
1-40 Brookline Terrace	30	10	0%	30	25	0%	0	83%	30	29	97%	0	97%
1-41 Allentown High Rise	104	99	95%	104	100	96%	0	96%	104	101	97%	0	97%
1-44 South Oakland (Finello)	60	55	92%	60	58	97%	0	97%	60	58	97%	0	97%
1-45 Morse Gardens	70	68	97%	70	67	96%	0	96%	70	65	93%	2	96%
1-46 Carrick Regency	66	61	92%	66	64	97%	0	97%	66	64	97%	0	97%
1-47 Gualtieri Manor	31	28	90%	31	30	97%	1	100%	31	30	97%	1	100%
1-62 Broadhead Manor	64	0	0%	0					0				
Total	**3612**	**2825**	**78%**	**3054**	**2872**	**94%**	**11**	94%	**3058**	**2833**	**93%**	**106**	96%

*** Off-line Units for adjusted vacancy claculations include units used for resident services, units undergoing modernization, and units pending demolition.**

Table IIB-2 – LIPH Occupancy – Privately Managed - January 1, 2012, Projected December 31, 2012 and December 31, 2013

	January 1, 2012			Projected – Dec. 31, 2012					Projected – Dec. 31, 2013		
Privately Managed	**Physical Unit Count**	**Number Occupied**	**Percent Occupied**	**Physical Unit Count**	**Number Occupied**	**Percent Occupied**			**Physical Unit Count**	**Number Occupied**	**Percent Occupied**
1-64 New Pennley Place	38	38	100%	38	38	100%			38	37	97%
1-66 Oak Hill	430	405	94%	430	425	99%			430	419	97%
1-72 Manchester	86	85	99%	86	84	98%			86	83	97%
1-73 Christopher Smith	25	25	100%	25	24	96%			25	24	96%
1- 80 Silver Lake	75	73	97%	75	75	100%			75	73	97%
1- 82 Bedford Hills	180	177	98%	180	180	100%			180	175	97%
1- 85 North Aiken	62	62	100%	62	62	100%			62	60	97%
1-86 Fairmont	50	47	94%	50	50	100%			50	49	98%
1-87 Legacy Apartments	90	88	98%	90	90	100%			90	87	97%
1-XX Garfield Commons	97	97	100%	123	100	81%			123	119	97%
1-XX Oak Hill Phase 2	45	45	0%	45	45	100%			45	44	98%
Total	**1178**	**1142**	**97%**	**1204**	**1173**	**97%**			**1204**	**1170**	**97%**

Table IIB-3 – LIPH Occupancy – January 1, 2011, Projected December 31, 2011 and December 31, 2012
HACP-Managed and Privately Managed Units

	January 1, 2012			Projected December 31, 2012					Projected – December 31, 2013		
	Physical Unit	**Number Occupied**	**Percent Occupied**	**Physical Unit**	**Number Occupied**	**Percent Occupied**			**Physical Unit**	**Number Occupied**	**Percent Occupied**
HACP-Managed	3612	2825	78%	3054	2872	94%			3058	2833	93%
Privately Managed	1178	1142	97%	1204	1173	97%			1204	1170	97%
Agency Total	**4790**	**3967**	**83%**	**4258**	**4045**	**95%**			**4262**	**4003**	**94%**

Table IIB - 4A - HACP - LIPH and HCV Families Served 01/01/01 to 01/01/11 Traditional Programs

	1/1/2001	1/1/2002	1/1/2003	1/1/2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	1/1/2011	1/1/2012	Proj. 12/31/2012	Proj. 12/31/2013
LIPH Family	3813	3489	3612	3573	3437	3280	3135	3017	2919	2879	2934	2783	2833	2795
LIPH Elderly	1433	1355	1313	1248	1219	1218	1269	1211	1195	1132	1100	1184	1212	1208
HCV Family	3440	3891	3973	4496	4786	6076	5649	4954	4651	4463	4538	4739	4872	4524
HCV Elderly	459	472	555	581	560	592	588	609	596	600	672	691	728	676
Totals	**9145**	**9207**	**9453**	**9898**	**10002**	**11166**	**10641**	**9791**	**9361**	**9092**	**9244**	**9397**	**9645**	**9203**

Table IIB-4B – Total Families Servied – January 1, 2010, January 1, 2011, and Projected December 31, 2011 and December 31, 2012

	January 1, 2010			January 1, 2012			Projected December 31, 2012			Projected December 31, 2013		
		Families Served			**Families Served**			**Families Served**			**Families Served**	
LIPH Traditional		3997			3967			4045			4003	
HCV/Section 8 Traditional		5077			5430			5600			5200	
Non-traditional rental		505			564			547			635	
Homeownership		58			80			103			108	
Total		**9637**			**10041**			**10295**			**9946**	

II. General Housing Authority Operating Information

C. Waiting List Information

The HACP does not anticipate making any organizational or procedural changes to the Housing Choice Voucher waiting lists in 2013.

The HACP will make continue implementation of changes to the HACP Public Housing Waiting List. HACP has modified policy and procedure to allow for the submission of applications for the Low Income Public Housing Program at each individual site. In addition, policy will be modified to allow for elimination of central application submissions, addition of requirement to submit applications at the sites, and for individual sites to manage their waiting list. Policy changes will be made in 2012, with phase in of implementation (including staff training) during 2012 and 2013. In 2013 the HACP will continue to centrally monitor HACP site-based waiting lists as an indicator of applicant preference, as a property management monitoring measure, and to ensure compliance with all fair housing and other regulations.

The HACP reopened the HACP Section 8 waiting list during the first quarter of 2010. Following the purging of the Section 8 waiting list in 2009 and the distribution of vouchers to applicants already on the waiting list beginning in May 2009, the existing HACP Section 8 waiting list was depleted. The waiting list was opened for a two- week period from February 28 through March 15, 2010, and over 9,000 families submitted pre-applications and were assigned waiting list position based on a random lottery drawing. Assignment of vouchers to persons on the waiting list continues and is constantly monitored to ensure alignment of leasing levels with HACP leasing and occupancy goals.

The HACP's waiting list for LIPH housing managed by HACP currently has 1,040 applicants (as of August 22, 2012). Opening the Section 8 waiting list in early 2010 did not result in a decline of applicants for LIPH housing. HACP believes the public housing waiting list numbers are still adequate to achieve occupancy levels as projected.

While HACP has achieved its lease up goals, significant numbers of families that submitted pre-applications for the HCV Program were not eligible and thus the waiting list has been depleted at a faster than anticipated rate. As of August 22, 2012, there are 2,036 families on the HCV waiting list. However, as these families have not yet been processed for eligibility, it is not clear how many are actually eligible for the program. To ensure adequate families are on the waiting list to maintain HACP's targeted voucher lease up levels, HACP will open the Housing Choice Voucher Waiting list in late 2012 or 2013. In re-opening the waiting list, HACP will utilize the same process used in 2010, opening the list for a two week period, accepting pre-applications for that period, and assigning waiting list position to all pre-applications received during the open period via a random lottery drawing.

A listing of waiting list by site follows this section.

Community SBWL Application Distribution Chart (Eligible and Pending)

	1	2	3	4	5	6	Total
Allegheny Dwellings	**276**	**83**	**0**	**0**	**0**	**0**	**359**
Arlington Heights	**246**	**76**	**0**	**0**	**0**	**0**	**322**
Bedford Dwellings	**319**	**86**	**32**	**0**	**0**	**0**	**437**
Caliguiri High-rise	**71**	**0**	**0**	**0**	**0**	**0**	**71**
Carrick Regency	**81**	**0**	**0**	**0**	**0**	**0**	**81**
Finello High-rise	**123**	**0**	**0**	**0**	**0**	**0**	**123**
Frank Mazza Pavilion	**67**	**0**	**0**	**0**	**0**	**0**	**67**
Glen Hazel (Family)	**247**	**88**	**40**	**17**	**0**	**0**	**392**
Glen Hazel (High-rise)	**60**	**3**	**0**	**0**	**0**	**0**	**63**
Gualtieri Manor	**65**	**0**	**0**	**0**	**0**	**0**	**65**
Homewood North	**0**	**73**	**28**	**17**	**0**	**3**	**121**
Morse Gardens	**126**	**0**	**0**	**0**	**0**	**0**	**126**
Murray Towers	**111**	**12**	**0**	**0**	**0**	**0**	**123**
Northview Heights Estates	**0**	**93**	**26**	**15**	**9**	**0**	**143**
Northview Heights High-rise	**52**	**2**	**0**	**0**	**0**	**0**	**54**
Pennsylvania-Bidwell	**73**	**6**	**0**	**0**	**0**	**0**	**79**
Pressley Street High-rise	**91**	**12**	**0**	**0**	**0**	**0**	**103**
Scattered Sites	**0**	**46**	**12**	**11**	**2**	**0**	**71**
Total*	**661**	**257**	**71**	**38**	**10**	**3**	**1,040**

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

8/22/2012

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

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

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

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

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

1. Description of non-MTW activities related to the creation of Accessible Units

The HACP continues planning to complete one additional UFAS unit in an HACP family community. HACP also continues to plan for and implement efforts to create two additional UFAS units per year. Specific plans are reflected in the capital budget plan sections of this Annual Plan. HACP also continues to receive and process reasonable accommodation requests and monitor demand for UFAS units, and makes modifications as necessary to accommodate all need.

2. PIC Reporting requirements

HACP has maintained the required 95% compliance for both HACP managed units and privately managed units in 2012.

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

HACP's vision for its Moving To Work Program through 2018, and potentially beyond, builds upon the vision of HACP's 2001-2010 Moving To Work Plans. This vision is built around two major themes that together will achieve the three statutory objectives of the Moving To Work Demonstration Program.

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

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

While the mechanisms 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. See Section VI for more detailed information on the specific initiatives.

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

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

Initiated prior to Moving To Work through three HOPE VI redevelopment projects and continued through the Moving To Work Program, HACP has achieved great success. Allequippa Terrace, Manchester Apartments, and Bedford Additions are replaced by Oak Hill, multiple properties across Manchester virtually indistinguishable from their neighbors, and the Bedford Hills apartments, respectively. Garfield Heights is now replaced by the new Garfield Commons, completing its fourth and final phase in 2012. 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 will 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. 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. Please note that the “callout” boxes contain notes that refer to the item below and to the left of where the small arrow touches the box.

The highlights of this plan are as follows:

- Complete the Garfield Heights redevelopment. With both the high rise replacement completed, and the final fourth phase of the family component on track to be completed in 2012, this large redevelopment effort has been a priority. HACP’s investment, when combined with private efforts of the Bloomfield Garfield Corporation, the Garfield Jubilee Association, the Friendship Development Associates and the Penn Avenue Arts Initiative, position Garfield to build on the success of the surrounding neighborhoods and become a destination for private investment and a thriving, revitalized, neighborhood.
- Complete the rehabilitation of Mazza Pavilion. This successful property in the heart of the Brookline neighborhood business district had to be vacated due to a failed building envelope

and a resulting mold situation. Although costly, rehabilitating this property was a priority and was completed late in 2011.

- Build on investments in Northview Heights. After completing conversion of 63 units into 26 new UFAS units and 26 new non-UFAS units, and the ESCO funded geothermal heating and cooling system, HACP 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 continuing in 2012 and 2013.
- Begin revitalization of 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 and site preparation are currently underway.
- Plan for new development in the East End, including Hamilton-Larimer. With the market and development rebound in East Liberty, and the completion of the Larimer Vision Plan for the Larimer Avenue corridor spanning East Liberty and Larimer, a growing consensus around neighborhood revitalization strategies in these neighborhoods has been demonstrated. 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 a planning process to develop a Choice Neighborhoods Initiative Implementation grant funding application to support this effort. Plans are to submit a Choice Neighborhoods Implementation Gant application in the spring of 2013, which will likely include redevelopment of the nearby East Liberty Gardens project based voucher property.
- 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 its successful scattered sites portfolio.

Not included in the attached chart 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 2013 and future Plans will include additional details for future phases. HACP will follow HUD protocols in submitting Mixed Finance proposals for approval.

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

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

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

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

The goal of these initiatives is to create an environment where work is the norm and personal responsibility is expected, and HACP will pursue additional policy adjustments towards this end. Such policy changes may include increasing the minimum rent for those able-bodied non-elderly residents who do not work or participate in the FSS program for over one year; partnering with schools to create academic achievement support and/or incentive programs, or other mandatory school attendance programs, for residents; or other creative initiatives still to be identified or developed. Any new initiatives will be included in the appropriate portions of parts V or VI of this or future Moving To Work Annual Plans.

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

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
2013 - 2022 CAPITAL BUDGET OBLIGATION SUMMARY

SOURCES

PROJECTED SOURCES	2013	2014	2015	2016	2017	5-Year SubTotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals
MtW Funding	19,753,093	12,500,000	12,500,000	12,500,000	12,500,000	**69,753,093**	12,500,000	12,500,000	12,500,000	12,500,000	12,500,000	**62,500,000**	**132,253,093**
MtW Reserves	14,456,240		20,000,000		2,000,000	**36,456,240**						**0**	**36,456,240**
CFP Projected Future Funding	13,454,206	7,000,000	7,000,000	7,000,000	7,000,000	**41,454,206**	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	**35,000,000**	**76,454,206**
RHF Projected Future Funding	1,767,218	5,199,342	4,331,332	3,470,452	2,701,002	**17,469,346**	2,141,640	2,141,640	582,708	500,000	500,000	**5,865,988**	**23,335,334**
Choice Neighborhood Grant		10,000,000	11,000,000			**21,000,000**						**0**	**21,000,000**
Cove Place - Convetional Mortgage			500,000	2,000,000	5,000,000	**7,500,000**						**0**	**7,500,000**
Other Grants						**0**						**0**	**0**
TOTALS ALL PROJECTED SOURCES	***49,430,757***	***34,699,342***	***55,331,332***	***24,970,452***	***29,201,002***	***193,632,885***	***21,641,640***	***21,641,640***	***20,082,708***	***20,000,000***	***20,000,000***	***103,365,988***	***296,998,873***

USES

	PROPOSED USES	*2013*	*2014*	*2015*	*2016*	*2017*	*5-Year Subtotals*	*2018*	*2019*	*2020*	*2021*	*2022*	*5-Year Subtotals*	*10-Year Totals*
HACP-WIDE	**Administrative**	1,600,098	1,700,000	1,800,000	1,900,000	2,000,000	**9,000,098**	2,100,000	2,200,000	2,300,000	2,400,000	2,500,000	**11,500,000**	**20,500,098**
	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	**20,000,000**	**40,000,000**
	504/UFAS misc	500,000	500,000	500,000	500,000	500,000	**2,500,000**						**0**	**2,500,000**
	Equipment (Range/Refrig, Vehicles, Other Misc)	515,000	515,000	515,000	515,000	515,000	**2,575,000**	530,000	530,000	530,000	545,900	562,277	**2,698,177**	**5,273,177**
	LBP Abatement - Other Misc Hazmat	500,000	500,000	500,000	500,000	500,000	**2,500,000**	300,000	300,000	300,000	300,000	300,000	**1,500,000**	**4,000,000**
	Concrete	500,000	500,000	500,000	500,000	500,000	**2,500,000**	300,000	300,000	300,000	300,000	300,000	**1,500,000**	**4,000,000**
	Demolition	100,000	100,000	100,000	100,000	100,000	**500,000**						**0**	**500,000**
	Resident Services	1,909,995	2,000,000	2,000,000	2,000,000	2,000,000	**9,909,995**	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	**10,000,000**	**19,909,995**
	HACP Headquarters Relocation	2,000,000					**2,000,000**						**0**	**2,000,000**
	Mis. Mod & FS Contingencies	950,000	950,000	950,000	950,000	950,000	**4,750,000**	950,000	950,000	950,000	950,000	950,000	**4,750,000**	**9,500,000**
	SUBTOTAL HACP-WIDE USES	***12,575,093***	***10,765,000***	***10,865,000***	***10,965,000***	***11,065,000***	***56,235,093***	***10,180,000***	***10,280,000***	***10,380,000***	***10,495,900***	***10,612,277***	***51,948,177***	***108,183,270***
	SUBTOTAL DEVELOPMENT	***20,000,000***	***10,000,000***	***47,500,000***	***3,800,000***	***22,000,000***	***103,300,000***	***7,000,000***	***7,130,000***	***12,000,000***	***5,000,000***	***4,000,000***	***35,130,000***	***138,430,000***
	SUBTOTAL MODERNIZATION	***16,855,664***	***6,250,000***	***2,710,000***	***2,900,000***	***4,110,000***	***32,825,664***	***2,000,000***	***2,100,000***	***2,000,000***	***2,000,000***	***1,500,000***	***9,600,000***	***42,425,664***
	TOTALS ALL PROPOSED USES	***49,430,757***	***27,015,000***	***61,075,000***	***17,665,000***	***37,175,000***	***192,360,757***	***19,180,000***	***19,510,000***	***24,380,000***	***17,495,900***	***16,112,277***	***96,678,177***	***289,038,934***

	2013	2014	2015	2016	2017	5-Year Subtotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals
Annual Surplus/ (Deficit)	**0**	**7,684,342**	**(5,743,668)**	**7,305,452**	**(7,973,998)**		**2,461,640**	**2,131,640**	**(4,297,292)**	**2,504,100**	**3,887,723**		
Additional Funding Available/ (Needed)	***0***	***7,684,342***	***1,940,674***	***9,246,126***	***1,272,128***		***3,733,768***	***5,865,408***	***1,568,116***	**4,072,216**	**7,959,939**		***7,959,939***

**** Assumes continuation of the MTW Program past 2018***

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
Revised 2013 - 2022 DEVELOPMENT AND MODERNIZATION SUMMARY

	Proposed Development	2013	2014	2015	2016	2017	5-Year Subtotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals	Comments
DEVELOPMENT	Addison	10,000,000		36,000,000		10,000,000	56,000,000						0	56,000,000	Funding for site prep/ infrastructure and gap financing for 2 remaining phases
	Hamilton-Larimer	10,000,000	10,000,000	11,000,000			31,000,000						0	31,000,000	Planning in 2012 and funding for redevelopment starting in 2013/14 including Choice Neighborhood funding .
	Scattered Site (Hill Dist)				1,300,000		1,300,000						0	1,300,000	Gap financing for scattered site development in the Hill District as part of Addison development strategy
	Arlington						0	500,000	6,630,000	7,000,000			14,130,000	14,130,000	Start planning in 2018. New construction budget for 60 ACC units at $221,000
	HACP/ARMDC Office						0						0	0	HACP headquarters scheduled to be sold, new office needed in 5 years.
	Allegehny Dwellings				500,000	7,000,000	7,500,000	6,500,000					6,500,000	14,000,000	Redevelop community with 50 new ACC units with planning starting in 2016.
	Homewood North						0		500,000	5,000,000	5,000,000	4,000,000	14,500,000	14,500,000	Start planning in 2019. New construction budget for 70 PACC units at $200,000
	Cove Place			500,000	2,000,000	5,000,000	7,500,000						0	7,500,000	ARMDC will develop market rate/for sale units.
	SUBTOTAL DEVELOPMENT	***20,000,000***	***10,000,000***	***47,500,000***	***3,800,000***	***22,000,000***	***103,300,000***	***7,000,000***	***7,130,000***	***12,000,000***	***5,000,000***	***4,000,000***	***35,130,000***	***138,430,000***	

		Proposed Modernization	2013	2014	2015	2016	2017	5-Year Subtotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals	Comments
REGION I	1001/ 1013	Addison - Bentley Dr.	0	300,000		0	0	300,000	0	0	0	0	0	0	300,000	Safety/REAC upkeep until demolition of Beltley Drive units.
	1002	Bedford Dwellings	3,863,674	500,000	510,000	0	100,000	4,973,674	0	100,000	0	0	100,000	200,000	5,173,674	Roofs/Windows replacement
	1015	PA Bidwell	250,000	50,000	50,000	300,000	50,000	700,000	50,000	50,000	50,000	1,000,000	0	1,150,000	1,850,000	Interim REAC and Safety Repairs and reba work in 2021.
	1017	Pressley	50,000	50,000	0	100,000	50,000	250,000	50,000	50,000	0	0	0	100,000	350,000	Interim REAC and Safety Repairs
REGION II	1005	Allegheny Dwellings	1,493,580	100,000	50,000	100,000	50,000	1,793,580	0	0	0	0	0	0	1,793,580	Windows Replacement until redev starts in 2016 (see above)
	1009	Northview Heights	3,250,000	0	100,000	100,000	100,000	3,550,000	500,000	500,000	500,000	0	300,000	1,800,000	5,350,000	Change remaining 14 flat roofs to gable roofs and replace shingles on 24 buildings/ and rehab bathrooms in family community.
	1011	Hamilton/Larimer	80,000	0	0	0	0	80,000	0	0	0	0	0	0	80,000	Interim REAC/Safety repairs in 2013. Redev in 2013/2014 (see above).
	1020	Homewood North	500,000	50,000	50,000	50,000	0	650,000	0	0	100,000	0	0	100,000	750,000	Doors/Fencing/Railings repairs until redev start in 2019 (see above)
REGION III	1004	Arlington Heights	104,000	0	0	0	0	104,000	0	0	0	0	0	0	104,000	Drainage repairs unitl redev start in 2018 (see above)
	1031	Murray Towers	642,910	3,500,000	0	0	0	4,142,910	0	0	0	0	50,000	50,000	4,192,910	Windows Replacement in 2013 & Comp. Modernization in 2014
	1032, 1057	Glen Hazel Family (incl. Renova)	1,000,000	200,000	0	200,000	0	1,400,000	200,000	0	200,000	0	0	400,000	1,800,000	Siding/Railing/Rec Center Rehab & Misc. safety items.
	1033	Glen Hazel Highrise	300,000	0	200,000	0	100,000	600,000	0	100,000	0	0	0	100,000	700,000	Terrace rehabilitation & Safety Repairs
	1041	Caliguiri Plaza	2,121,500	0	0	400,000	100,000	2,621,500	100,000	100,000	100,000	0	0	300,000	2,921,500	Windows/EFIS Replace & Safety Repairs
	1044	Finello Pavillion	50,000	0	100,000	0	100,000	250,000	0	100,000	0	0	0	100,000	350,000	Interim REAC and Safety Repairs
	1045	Morse Gardens	1,600,000	0	0	50,000	100,000	1,750,000	0	100,000	0	0	0	100,000	1,850,000	Historic Windows/Roofs/Garbage Chute/Fencing & Site Work
	1046	Carrick Regency	0	0	100,000	100,000	0	200,000	100,000	0	0	0	50,000	150,000	350,000	Clear plumbing lines in 2013; Interim REAC/Safety repairs.
	1047	Gualtieri Manor	750,000	0	50,000	0	1,860,000	2,660,000	0	0	50,000	0	0	50,000	2,710,000	Fire Alarms/Windows; Comp Mod in 2017
	1051, 1052	Scattered Sites	800,000	1,500,000	1,500,000	1,500,000	1,500,000	6,800,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000	11,800,000	Interim REAC/Safety repairs; Comp Mod of 3-4 units in 2013 to 2022.
		SUBTOTAL MODERNIZATION	***16,855,664***	***6,250,000***	***2,710,000***	***2,900,000***	***4,110,000***	***32,825,664***	***2,000,000***	***2,100,000***	***2,000,000***	***2,000,000***	***1,500,000***	***9,600,000***	***42,425,664***	

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

HACP is not requesting approval of any new initiatives for 2013, choosing instead to focus on refining and developing initiatives already under way.

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

TABLE 6. ONGOING MTW ACTIVITIES – HUD APPROVAL PREVIOUSLY GRANTED		
Activity	Plan Year Identified	Current Status
1. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011 Annual Plan	Ongoing
2. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008 Annual Plan	Ongoing
3. Revised Recertification Policy – at least once every other year – for Section 8/HCV	2008 Annual Plan	Ongoing
3. Revised Recertification Policy – at least once every other year – for LIPH	2009 Annual Plan	Ongoing
4. Operation of Combined LIPH and Section 8/HCV Homeownership Program	2007 Annual Plan	Ongoing
5. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention only	2010 Annual Plan	Ongoing
5. Establish a Homeownership program soft-second mortgage waiting list.	2010 Annual Plan	Ongoing
5. Expand homeownership program eligibility to persons on the LIPH and HCV program waiting lists	2010 Annual Plan	Ongoing
6. Execute Energy Performance Contracts according to MTW Agreement	2008 Annual Plan	Ongoing
7. Establish Local Asset Management Program	2003 Annual Plan	Ongoing
8. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	2001 Annual Plan	Ongoing

9. Modified Payment Standard Approval - establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004 Annual Plan	Ongoing for persons with disabilities; suspended for exception areas.
10.A. Use of Block Grant Funding to support development and redevelopment activities	2001 Annual Plan	Ongoing. Modified.
10. B. Use of Block Grant Funding to support Enhanced Family Self-Sufficiency Program	2004 Annual Plan	Ongoing.
10. C. Use of Block Grant Funding to support the HACP Homeownership Program	2002 Annual Plan	Ongoing. Modified.

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.

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 15 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.

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 below; 2011 numbers are included in the chart below.

- HACP's current HCV Program population includes 1976 non-elderly, non-disabled families whose tenant payment calculation is less than $150 per month.
- Of these families, 1454 do not report any wage income. This is the group that this policy is expected to impact.
- Participation among all HCV program participants in HACP's REAL FSS program is 371.
- Determination of participation in other welfare to work or employment preparedness programs is still underway, and will not be complete until the policy is fully implemented. 769 program participants show TANF income, and thus are assumed to be compliant with state welfare to work requirements. 98 of these families are enrolled in HACP's REAL FSS program.
- HACP will also calculate 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.
- Please see the chart below for December baseline information and Benchmark targets for each measure.

Measure	Baseline	Benchmark	Actual	Benchmark		
	12/2010	12/2011	12/2011	12/2012	12/2013	12/2014
Non-Elderly, non-disabled families with tenant payment <$150 (+5%/year)	1988	1889	1856	1794	1704	1619
Number of families with no wage income (+5%/year)	1477	1403	1342	1333	1266	1203
Number of families enrolled in HACP's REAL FSS program (+10%/year)	439	520	353	572	629	692
Number enrolled in other self-sufficiency programs	*	*	*			
Average overall HAP (-2.5%/year)	$486	$474	$473	$462	$450	$439
Average HAP for non-elderly, non-disabled families (-5%/year)	$538	$511	$518	$486	$461	$438
Average HAP for non-elderly, non-disabled paying <$150 (-10%/year)	$657	$591	$640	$532	$479	$431

* This number will be determined once the policy is fully implemented and resident reporting of participation with third party confirmation has been completed. Increases of 5 to 10% per year are projected.

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, will be posted for public comment and submitted to the Board in February or March of 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. Mechanisms to identify and track any evictions that may have resulted from the change in policy are also continuing to be reviewed and revised.
- Hardship Case Criteria: HACP will always consider individual circumstances via the grievance process.

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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 then $150.00 per month in rent will be required to participate in a Family Self-Sufficiency Program. For administrative purposes, this has been presented as a minimum rent of $150 per month with the following exceptions:

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

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

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

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

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

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

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

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

HACP established baseline measures in mid-2008 and mid-2009 as the full implementation of the policy was completed, and has some data dating to 2005 when the LIPH enhanced FSS program was established. LIPH data through 2010 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
FSS Participants	658	835	347	599	685	630	598
Number of families working (of FSS participants)	181	222	254	167	290	204	237
Percentage of families working (of FSS participants)	27.51%	26.59%	73.20%	27.88%	42.34%	32.38%	49.63%
# graduating from FSS					32	14	5
# of FSS participants with escrow accounts	29	42	50	111	188	191	194

Item	Baseline July 2008	Jul-09	Jul-2010	Jul-2011	Dec – 2011
HACP Rent Roll Amounts ($)	$685,682.44	$677,954.06	$ 629,457.98	$ 623,062.79	$598,036.
HACP Rent collection amounts ($)	$612,027.55	$684,948.74	$ 603,267.44	$ 553,277.10	$560,161.
	Aug-08				
Average Rent All Communities	$ 198.88		$ 199.81	$ 205.68	$205.76
Number of families working (reporting wage income)	713		693	752	697
Percentage of families working	22%		22%	25%	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 2012 Annual Report.

No changes to Moving To Work Authority related to this initiative are planned for 2013. HACP has been working with private management companies to modify their policies to implement these provisions in privately managed public housing units during 2012. No other policy changes relating to this initiative are planned in 2013.

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. HACP did not receive any hardship exemption requests in 2011. 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 for December 31, 2010 and December 31, 2011:

LIPH Rent Policy Impact Data for December, 2010	2010	2011
Item	**Number**	**Number**
Total non-disabled non-elderly families	1394	1309
Number of families working (reporting wage income)	595	556
Percentage of non-disabled, non-elderly families working	43%	43%
Number of families impacted (non-elderly non-disabled, and rent less than $150)	828	797
Number exempt due to disability (disabled, rent <$150)	206	210
Number exempt due to elderly (age 62+, rent <$150)	72	69
Number enrolling in FSS (not elderly, not disabled, Tenant Rent <= $150 and enrolled in FSS)	353	397

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 2012 MTW Annual Report.

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	2008	2009	2010	2011
Number of Annual Recerts			2698	2455
Number of interim Recerts			1889	1933
Total Recerts (estimated 2008 & 2009)	5500	2750	4596	4380
Average cost per recert	$53.63	$53.63	$53.63	$53.63
Total estimated costs	$294,965.00	$147,482.50	$246,483.48	$234,899.40

Re-certification Policy for LIPH	2009	2010	2011
Number of Annual Recerts	2826	2587	2383
Number of interim Recerts	1070	1052	947
Total Recerts	3896	3639	3330
Average cost per recert	$53.63	$53.63	$53.63
Total estimated costs	$208,942.480	$195,159.57	$178,587.90

In addition to cost savings, this new policy has improved HACP's performance and compliance with recertification requirements in the HCV program.

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 2012 Annual Report.

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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. 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	$16,946.5	0	$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.

Assistance from other sources was as follows:

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

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.

** 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 was not established in 2011, as at no point did pre-approvals and closings combined approach 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. Additional mechanisms will be pursued to in 2013 to expedite the processing of waiting list families interested in enrolling in the HACP homeownership program.

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

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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. 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 homeownerhsip program are unchanged for 2011:

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 does not anticipate or plan any changes to the program in 2013.

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

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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.

6. Energy Performance Contracting

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

HACP's current EPC substantially completed installation of all items, including water saving measures and energy efficient lighting throughout the Authority's dwelling units. It also includes geothermal heating and cooling systems (and associated minor weatherization) of homes at Northview Heights, Arlington Heights, and Homewood North.

HACP anticipates substantial energy savings from these improvements. Closeout of the installation phase was finalized in 2011. The monitoring phase of the agreement has just begun with a full report expected for the 2012 year.

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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

7. Establishment of a Local Asset Management Program.

Initially approved in 2003 and 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management. At that time, HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities.

Specific elements of HACP's Local Asset Management Plan, including flexible use of Phase In of Management Fees as detailed in Section VII, were approved in 2010. HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness. This includes continued decentralization of decision making, just-in-time materials delivery system, improved budgeting and budget tracking at the site level, and completion of a housing operations manual.

Please see the narrative accompanying Section VII which describes key elements of the HACP Local Asset Management Program, including deviations from standard fee-for-service and cost-allocation approaches, use of single fund budget authority, flexible use of phase in of Management Fees, and provides an update on this program. No changes to Moving To Work Authority related to this initiative are planned for 2013.

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

8. 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 2012 Annual Report. No changes, other than improved data collection, are planned in 2013.

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.

9. 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.

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 to Moving To Work Authority related to this initiative are planned for 2013.

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

10. **Use of Block Grant Funding Authority to Support Moving To Work Initiatives**
Originally approved with the initial Moving To Work agreement and Annual Plan in 2001 (development and redevelopment), 2002 (Homeownership) and 2004 (Enhanced Self-Sufficiency), HACP continues to utilize block grant funding to support these activities as identified in this and the 2011 Annual Plan under Section VII , Use of Single Fund Flexibility.

Each of these uses has been modified periodically since HACP entered the Moving To Work Program.

10.a. Use of Block Grant Funding Authority to support development and redevelopment activities.
Approved in each year of HACP's Moving To Work Program.

HACP utilizes the block grant funding flexibility of the Moving To Work Program to generate funds to leverage development and redevelopment activities. These development and redevelopment activities are a key strategy in pursuit of the goal of repositioning HACP's housing stock. This strategy increases effectiveness of federal expenditures by leveraging other funding sources and increases housing choices for low-income families by providing a wider range of types and quality of housing.

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

Step Up To Market Financing Program for Development, Redevelopment, and Modernization

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.

In 2013, HACP will continue to utilize the Step Up To Market strategy for its Addison Terrace property. 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:

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. Project Basing Units at levels to be determined via independent third party rent reasonableness review, not to exceed 150% of FMR, (As authorized under Attachment C. Section D. Part 2. a. (authorizing the aqency to adopt and implement any reasonable policy to establish payment standards, rents, or subsidy levels); Part 2. b. (authorizing the agency to determine contract rents and to determine the content of contract rental agreements); Attachment C. Section D. 7. and Attachment D Section D. 1.)

4. 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.)).

HACP will submit a full development proposal in 2012 or 2013, 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.

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.

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 changes to Moving To Work Authority related to this initiative are planned for 2013.

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

Initially approved in 2004.

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

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

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

Number of families accruing escrow
Number of persons retaining employment
Number of persons increasing income

REAL Family Self-Sufficiency Program Statistics

In addition to the statistics included under items 1. and 2. above, additional REAL FSS Program Statistics are as follows:

FSS Program Stats	2009	2010 Annual Total	2010 LIPH	2010 HCV	2011 Annual Total	2011 LIPH	2011HCV
Other measures							
# participating in training programs	320	248	147	101	218	73	145
# completing training programs	305	152	84	68	33*	14*	19*
# placed in employment	198	231	121	110	191	99	92
# retaining employment	645	480	239	241	455	219	236
# increasing income	269	249	131	118	263	136	127

* Beginning in 2011, HACP began counting only formal skill focused training programs in this category. Attendance at a pre-employment workshop, for example, no longer is counted as a training program ‘completed.’

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

FSS participation declined slightly, believed to be due to increased emphasis on enforcing program requirements. 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.

The employment numbers also show mixed results. While the total number of FSS participant families employed declined, this is in part due to the ending of a large construction project at Northview Heights that employed a significant number of families. The economy and declining job market since 2009 also negatively impacted HACP’s results. Furthermore, the review of all participants identified families and individuals whose status had changed, further affecting the results as data was updated. On the other hand, a large number of families continued to retain employment and an increasing number accruing escrow and increasing income indicates that the ongoing support of the FSS program assists families to hold on to their jobs and improve their situation.

Numbers for persons completing training declined, but this is largely a result of revised definitions of 'training program' for these purposes. HACP has tightened the standards so that only skill and/or job specific training programs count towards training that can be 'completed,' while previously introductory and pre-requisite programs also counted towards 'completed training.' So while the quantitative result has declined, the qualitative result has improved.

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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

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

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

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

The program offers a variety of purchase options. These include the use of housing choice voucher assistance towards home purchase, as well as the purchase of scattered site low income public housing units by public housing residents. Detailed program participation information is included under item #4 above.

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

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

Please see the combined homeownership statistics under #4 above.

No changes to Moving To Work Authority related to this initiative are planned for 2013.

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

Outside Evaluators

In 2010, HACP procured an outside evaluator to focus on evaluation of the rent policy and the overall Moving To Work program, and the contract for this assistance was finalized in 2011. This outside evaluator, the University of Pittsburgh, Graduate School of Public and International Affairs, Center for Metropolitan Studies, is working with the Authority to establish improved evaluation mechanisms and to inform potential future policy modifications. Results of the initial phases of the multi-year evaluation are expected to be included in the HACP's 2012 Moving To Work Annual Report.

Section VII. Sources and Uses of Funding

A. Planned Sources (Operating, Capital, HCV) and uses of MTW Funds.

MTW Plan

Sources of MTW Funds	Planned Amount
Net Tenant Rental Revenue	$ 6,871,889
Tenant Revenue Other	$ 15,300
HUD PHA Grants	$ 103,392,925
LIPH Operating Grants	$ 44,965,292
MTW Section 8 Grants	$ 43,206,209
CFP/RHF Grants	$ 15,221,424
Investment Income - Unrestricted	$ 488,856
Fraud Recovery Funds	$ 86,999
MTW Reserves	$ 14,806,240
Other Income*	$ 1,163,793
Total	$ 126,826,002

* Other Income includes fees charged to tenants (freezer and A/C charges, trash fines, legal fees, etc.), other fees (leases, cell tower revenue, laundry revenue, etc.) and legal settlements.

MTW Plan

Uses of MTW Funds	Planned Amount
Administrative	$ 14,972,036
Asset Management Fee	$ 1,306,018
Tenant Services	$ 2,748,997
Utilities	$ 9,183,225
Maintenance	$ 13,353,532
Protective Services	$ 4,000,000
General	$ 7,102,546
Other	$ 51,853,984
Capital Budget Hard Costs	$ 18,305,664
Other Financials	$ 4,000,000
Total	$ 126,826,002

Notes on significant changes from prior years:

- HUD PHA Grants: Increase Operating Subsidy from HUD but less funds available from CFP/RHF Grants for Development and Modernization projects.
- Administrative: Decrease reflects less administrative capital expenses. Also, the decrease in management fees from the redevelopment of Addison and the decrease in vouchers budgeted.
- Tenant Services: Less relocation expenses are anticipated.

- Utilities: ESCO savings are starting to reflect a large decrease in costs.
- Maintenance: Using an outside landscaping crew to revitalize each community to their true potential. Upgrade vehicles to assist maintenance staff on a daily basis.
- Other Expenses: Changes to this are a result of a variety of items previously shown as General, including site preparation and infrastructure and some demolition costs, being included in this category. This change was made for FDS purposes at the recommendation of our auditor.
- Capital Budget Hard Cost: Development and Modernization is expecting more hard modernization work.
- Other Financials: Due to the extent of development and modernization work planned, a reasonable contingency not tied to a specific project at this time is prudent.

MTW Plan - Uses of MTW Funds - Supplemental Schedule

General	**Planned Amount**
Insurance (Property, Liability, Workmen's Compensation, Etc.)	$1,318,332
ESCO M & V	$72,342
PILOT	$68,729
Compensated Absences	$133,492
Private Management Subsidy	$4,634,775
Collection Loss	$274,876
Abatement & Demolition	$600,000
Total General	**$7,102,546**
Other	
Extraordinary Maintenance	$29,429
Hamilton-Larimer New Development	$8,232,782
Addison Redevelopment Permanent Financing &	$10,000,000
Office Building Relocation	$2,000,000
HCV HAP	$29,146,555
Port Out Billiable	$443,672
HAP - FSS Escrow	$234,328
Hamilton-Larimer New Development	$1,767,218
Total Other	**$51,853,984**
Other Financials	
Reserve for Capital Items	**$4,000,000**

B. Planned Sources and Uses of State or Local funds.

HACP does not currently receive any State or Local Funds.

C. Planned Sources and Uses of the COCC

MTW Plan

COCC Sources	Planned Amount
Investment Income - Unrestricted	$ 0.00
Management Fees	$ 6,032,080
Frontline / Fee For Service Fees	$ 12,743,678
Other Income	$ 112,919
Total	$ 18,888,677

MTW Plan

COCC Uses	Planned Amount
Administrative	$ 11,374,080
Tenant Services	$ 85,000
Utilities	$ 0.00
Maintenance	$ 6,274,286
General	$ 805,311
Other	$ 0.00
Total	$ 18,538,677

Additional charts included as an appendix show additional detail on planned sources and uses of MTW and non-MTW funds.

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

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

Approach to Asset Management

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

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

<u>Ongoing Initiatives and Deviations from General Part 990 Requirements</u>

During FY2013 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.

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

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 2013 budget shows COCC to have a surplus of $350,000, 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.

E. Use of Single Fund Flexibility

The HACP plans to utilize its single fund flexibility to direct $34,209,333 in 2013 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 Phase I Financing
- Hamilton Larimer Development
- Significant Modernization to Various HACP Properties
- HACP Office Renovation

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

Activity	Plan Year Originally Approved	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 2013, 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 VI, item 10a.

The HACP will also continue to explore all opportunities for funding and financing strategies that use MTW funding flexibility and support and leverage MTW funds to support re-development including, but not limited to, the following:

- Pledging future year Operating, Capital or Housing Choice Voucher Funding to support redevelopment.
- 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 up to 150% of FMR, subject to rent reasonableness review and other provisions of the Step Up To Market Program.
- Expanding eligibility for project based units to families with incomes up to 80% of AMI.
- 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 alternative criteria will be submitted to HUD for approval prior to implementation.
- Establishing income targeting goals for the project based voucher program, and/or specific project based voucher developments, that have a goal of promoting a broad range of incomes in project based development.
- Other actions as determined necessary to fund development and/or modernization subject to any required HUD approvals.
- Any and all other opportunities and mechanisms that are available that will assist HACP in furthering its goals under MTW and under the low income public housing and housing choice voucher programs.

Please see Section VI. Item 10.a. for additional details on these strategies and HACP's plans to utilize specific strategies in 2013.

<u>Other</u>
HACP intends to apply for non-MTW grant funding through the HOPE VI, Choice Neighborhoods, ROSS and other HUD and non-HUD grant programs. HACP plans to apply for Choice Neighborhoods funding for Hamilton-Larimer.

Section VIII. Administrative

The following pages include the additional documents required for the Administrative section of the Moving To Work Annual Plan.

A. Board Resolution.

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

B. Agency Directed Evaluations of the Moving To Work Demonstration

HACP has engaged a third party to provide ongoing support and evaluation of the Moving To Work Demonstration. Work began in 2011 and is ongoing. Evaluation results will begin to be reported in the 2012 Moving to Work Annual Report.

Housing Authority of the City of Pittsburgh

TM

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

CERTIFICATE OF RESOLUTION APPROVAL

I, Amy L. Shaffer, Recording Secretary of the Housing Authority of the City of Pittsburgh, do hereby certify that the attached Resolution No. 36 of 2012 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Thursday, September 27, 2012 and approved.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Pittsburgh this 27th day of September, 2012.

Amy L. Shaffer

Recording Secretary (SEAL)

Board Meeting
September 27, 2012
Agenda Item No. 11

RESOLUTION No. 36 of 2012

A Resolution- Approving the HACP 2013 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 2013 Moving To Work Annual Plan was made available for public review and comment from August 24, 2012 until September 24, 2012, and public hearings were held on the proposed Annual Plan on September 11, 2012; 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 2013 Moving to Work Annual Plan is approved and the Executive Director or his designee is authorized to submit the plan to HUD.

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

Annual Moving to Work Plan Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 1/1/2013 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.

4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part

8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

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

The Housing Authority of the City of Pittsburgh — PHA Name

PA 001 — PHA Number/HA Code

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

Rev. Ricky Burgess — Name of Authorized Official

Chairman — Title

Signature

Septembar 27, 2012 — Date

FY 2013 Sources and Uses

SOURCES

COST CENTER	FDS #	ACCT #	LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	RHF	ROSS	TOTALS
COCC			**$ -**	**$ 18,775,757**	**$ -**	**$ 800,098**	**$ 19,575,855**	**$ -**	**$ 262,267**	**$ -**	**$ 186,182**	**$ 20,024,304**
Fee for Service-Legal	70740	367000	$ -	$ 782,670	$ -	$ -	$ 782,670	$ -	$ -	$ -	$ -	**$ 782,670**
Fee for Service-Facility Services	70740	367000	$ -	$ 7,663,110	$ -	$ -	$ 7,663,110	$ -	$ -	$ -	$ -	**$ 7,663,110**
Frontline-Finance	70740	365000	$ -	$ 29,081	$ -	$ -	$ 29,081	$ -	$ -	$ -	$ -	**$ 29,081**
Frontline-MIS	70740	365000	$ -	$ 857,541	$ -	$ -	$ 857,541	$ -	$ -	$ -	$ -	**$ 857,541**
Frontline-Operations	70740	365000	$ -	$ 1,644,906	$ -	$ -	$ 1,644,906	$ -	$ -	$ -	$ -	**$ 1,644,906**
Frontline-Occupancy	70740	365000	$ -	$ 869,648	$ -	$ -	$ 869,648	$ -	$ -	$ -	$ -	**$ 869,648**
Frontline-Resident Services	70740	365000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Frontline-Community Services	70740	365000	$ -	$ 141,105	$ -	$ -	$ 141,105	$ -	$ -	$ -	$ -	**$ 141,105**
Frontline-CRMs	70740	365000	$ -	$ 125,800	$ -	$ -	$ 125,800	$ -	$ -	$ -	$ -	**$ 125,800**
Frontline-Dev & Mod	70740	365000	$ -	$ 336,589	$ -	$ -	$ 336,589	$ -	$ -	$ -	$ -	**$ 336,589**
Frontline-VCA	70740	365000	$ -	$ 293,226	$ -	$ -	$ 293,226	$ -	$ -	$ -	$ -	**$ 293,226**
Resident Service Grants			$ -	$ -	$ -	$ -	$ -	$ -	$ 262,267	$ -	$ 186,182	**$ 448,449**
Investment Income	71100	361000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
LIPH Management Fees - MF	70710	419035	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Management Fees	70710	417200	$ -	$ 6,032,080	$ -	$ 800,098	$ 6,832,178	$ -	$ -		$ -	**$ 6,832,178**
MTW (OTHER AMP)			**$ 307,865**	**$ -**	**$ -**	**$ -**	**$ 307,865**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 307,865**
Subsidy	70600	340100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Investment Income	71100	361000	$ 307,865	$ -	$ -	$ -	$ 307,865	$ -	$ -	$ -	$ -	**$ 307,865**
Subsidy Transfer (Out)	70600	340100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
AMPS			**$ 52,813,167**	**$ 112,919**	**$ 290,106**	**$ -**	**$ 53,216,192**	**$ 16,010**	**$ -**	**$ -**	**$ -**	**$ 53,232,202**
Subsidy	70600	340100	$ 44,965,292	$ -	$ -	$ -	$ 44,965,292	$ -	$ -	$ -	$ -	**$ 44,965,292**
Subsidy Transfer (In)	70600	340100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Dwelling Rent	70300	311000	$ 6,871,889	$ -	$ -	$ -	$ 6,871,889	$ -	$ -	$ -	$ -	**$ 6,871,889**
Excess Utilities	70400	31200	$ 15,300	$ -	$ -	$ -	$ 15,300	$ -	$ -	$ -	$ -	**$ 15,300**
Non-Dwelling	71500	319000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Fraud Recovery	71400	330001	$ 250	$ -	$ 86,749	$ -	$ 86,999	$ 4,787	$ -	$ -	$ -	**$ 91,786**
Other	70400	369000	$ 960,436	$ 112,919	$ 203,357	$ -	$ 1,276,713	$ 11,223	$ -	$ -	$ -	**$ 1,287,935**
HCVP / SECTION 8			**$ -**	**$ -**	**$ 43,387,200**	**$ -**	**$ 43,387,200**	**$ 2,275,779**	**$ -**	**$ -**	**$ -**	**$ 45,662,980**
Administrative Fees	70600.02	330022	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Investment Income	71100	361000	$ -	$ -	$ 180,991	$ -	$ 180,991	$ 9,988	$ -	$ -	$ -	**$ 190,979**
Housing Assistance Payments	70600.01	802600	$ -	$ -	$ 43,206,209	$ -	$ 43,206,209	$ 2,265,791	$ -	$ -	$ -	**$ 45,472,000**
TOTAL OPERATIONS			**$ 53,121,032**	**$ 18,888,677**	**$ 43,677,306**	**$ 800,098**		**$ 2,291,789**	**$ 262,267**	**$ -**	**$ 186,182**	**$ 2,740,238**
												$ -
CAPITAL BUDGET			**$ -**	**$ -**	**$ -**	**$ 12,654,108**	**$ 12,654,108**	**$ -**	**$ -**	**$ 1,767,218**	**$ -**	**$ 14,421,326**
Development	70600	840001	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,767,218	$ -	**$ 1,767,218**
Modernization	70600	840001	$ -	$ -	$ -	$ 12,654,108	$ 12,654,108	$ -	$ -	$ -	$ -	**$ 12,654,108**
TOTAL REVENUES			**$ 53,121,032**	**$ 18,888,677**	**$ 43,677,306**	**$ 13,454,206**	**$ 129,141,221**	**$ 2,291,789**	**$ 262,267**	**$ 1,767,218**	**$ 186,182**	**$ 133,648,677**

FY 2013 Sources and Uses

USES

LINE ITEM			LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	RHF	ROSS	TOTALS
ADMINISTRATIVE	91000	419000	$ 10,209,441	$ 11,374,080	$ 3,962,595	$ 800,000	$ 26,346,117	$ 231,283	$ -	$ -	$ -	**$ 26,577,400**
ASSET MANAGEMET FEE	92000	420000	$ 505,920	$ -	$ -	$ 800,098	$ 1,306,018	$ -	$ -	$ -	$ -	**$ 1,306,018**
TENANT SERVICES	92500	42XXX	$ 757,489	$ 85,000	$ 284,310	$ 1,707,198	$ 2,833,997	$ 15,690	$ 262,267	$ -	$ 186,182	**$ 3,298,136**
UTITLITIES	93000	43XXX	$ 9,183,225	$ -	$ -	$ -	$ 9,183,225	$ -	$ -	$ -	$ -	**$ 9,183,225**
MAINTENANCE	94000	44XXX	$ 13,353,532	$ 6,274,286	$ -	$ -	$ 19,627,818	$ -	$ -	$ -	$ -	**$ 19,627,818**
PROTECTIVE SERVICES	95000	446XX	$ -	$ -	$ -	$ 4,000,000	$ 4,000,000	$ -	$ -	$ -	$ -	**$ 4,000,000**
GENERAL	96100	451000	$ 6,428,685	$ 805,311	$ 73,861	$ 600,000	$ 7,907,857	$ 4,076	$ -	$ -	$ -	**$ 7,911,933**
Extraordinary Maintenance	97100	461000	$ 20,262,211	$ -	$ -	$ -	$ 20,262,211	$ -	$ -	$ 1,767,218	$ -	**$ 22,029,429**
Casualty Loss	97200	462000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Housing Assistance Payments	96700	415700	$ -	$ -	$ 29,824,554	$ -	$ 29,824,554	$ 2,040,740	$ -	$ -	$ -	**$ 31,865,294**
Debt Service Payments			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Capital Budget Outlays	160		$ 12,758,754	$ -	$ -	$ 5,546,910	$ 18,305,664	$ -	$ -	$ -	$ -	**$ 18,305,664**
Other Financial Items	no fds	NONE	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	$ -	**$ 4,000,000**
Operating Transfers in	10010	490002	$ (35,174,780)	$ -	$ -	$ -	$ (35,174,780)	$ -	$ -	$ -	$ -	**$ (35,174,780)**
Operating Transfers out	10020	490003	$ 25,642,794	$ -	$ 9,531,986	$ -	$ 35,174,780	$ -	$ -	$ -	$ -	**$ 35,174,780**
TOTAL USES			**$ 67,927,272**	**$ 18,538,677**	**$ 43,677,306**	**$ 13,454,206**	**$ 143,597,461**	**$ 2,291,789**	**$ 262,267**	**$ 1,767,218**	**$ 186,182**	**$ 148,104,917**
NET CASH FLOW			**$ (14,806,240)**	**$ 350,000**	**$ 0**	**$ -**	**$ (14,456,240)**	**$ 0**	**$ -**	**$ -**	**$ -**	**$ (14,456,240)**

FY 2013 Sources and Uses

SOURCES

Line Item	LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	RHF	ROSS	TOTALS
Net Tenant Rental Revenue	$ 6,871,889	$ -	$ -	$ -	$ 6,871,889	$ -	$ -	$ -	$ -	**$ 6,871,889**
Tenant Revenue Other	$ 15,300	$ -	$ -	$ -	$ 15,300	$ -	$ -	$ -	$ -	**$ 15,300**
HUD PHA Operating Grants	$ 44,965,292	$ -	$ 43,206,209	$ 13,454,206	$ 101,625,707	$ 2,265,791	$ 262,267	$ 1,767,218	$ 186,182	**$ 106,107,165**
Investment Income - Unrestricted	$ 307,865	$ -	$ 180,991	$ -	$ 488,856	$ 9,988	$ -	$ -	$ -	**$ 498,844**
Management Fees	$ -	$ 6,032,080	$ -	$ -	$ 6,032,080	$ -	$ -	$ -	$ -	**$ 6,032,080**
Frontline Service Fee	$ -	$ 12,743,677	$ -	$ -	$ 12,743,677	$ -	$ -	$ -	$ -	**$ 12,743,677**
Fraud Recovery Funds	$ 250	$ -	$ 86,749	$ -	$ 86,999	$ 4,787	$ -	$ -	$ -	**$ 91,786**
Other Income	$ 960,436	$ 112,919	$ 203,357	$ -	$ 1,276,713	$ 11,223	$ -	$ -	$ -	**$ 1,287,935**
Total Revenues	**$ 53,121,032**	**$ 18,888,677**	**$ 43,677,306**	**$ 13,454,206**	**$ 129,141,221**	**$ 2,291,789**	**$ 262,267**	**$ 1,767,218**	**$ 186,182**	**$ 133,648,677**

USES

Line Item	LIPH	COCC	MTW S8	CFP	TOTAL MTW	NON-MTW S8	S8 FSS	RHF	ROSS	TOTALS
Administrative	$ 10,209,441	$ 11,374,080	$ 3,962,595	$ 800,000	$ 26,346,117	$ 231,283	$ -	$ -	$ -	**$ 26,577,400**
Asset Management Fee	$ 505,920	$ -	$ -	$ 800,098	$ 1,306,018	$ -	$ -	$ -	$ -	**$ 1,306,018**
Tenant Services	$ 757,489	$ 85,000	$ 284,310	$ 1,707,198	$ 2,833,997	$ 15,690	$ 262,267	$ -	$ 186,182	**$ 3,298,136**
Utilities	$ 9,183,225	$ -	$ -	$ -	$ 9,183,225	$ -	$ -	$ -	$ -	**$ 9,183,225**
Maintenance	$ 13,353,532	$ 6,274,286	$ -	$ -	$ 19,627,818	$ -	$ -	$ -	$ -	**$ 19,627,818**
Protective Services	$ -	$ -	$ -	$ 4,000,000	$ 4,000,000	$ -	$ -	$ -	$ -	**$ 4,000,000**
General	$ 6,428,685	$ 805,311	$ 73,861	$ 600,000	$ 7,907,857	$ 4,076	$ -	$ -	$ -	**$ 7,911,933**
Other	$ 20,262,211	$ -	$ 29,824,554	$ -	$ 50,086,766	$ 2,040,740	$ -	$ 1,767,218	$ -	**$ 53,894,724**
Operating Transfers In	$ (35,174,780)	$ -	$ -	$ -	$ (35,174,780)	$ -	$ -	$ -	$ -	**$ (35,174,780)**
Operating Transfers out	$ 25,642,794	$ -	$ 9,531,986	$ -	$ 35,174,780	$ -	$ -	$ -	$ -	**$ 35,174,780**
Capital Budget Hard Costs	$ 12,758,754	$ -	$ -	$ 5,546,910	$ 18,305,664	$ -	$ -	$ -	$ -	**$ 18,305,664**
Other Financials	$ 4,000,000	$ -	$ -	$ -	$ 4,000,000	$ -	$ -	$ -	$ -	**$ 4,000,000**
Total Uses	**$ 67,927,272**	**$ 18,538,677**	**$ 43,677,306**	**$ 13,454,206**	**$ 143,597,461**	**$ 2,291,789**	**$ 262,267**	**$ 1,767,218**	**$ 186,182**	**$ 148,104,917**
Excess of Revenue over Expenses	**$ (14,806,240)**	**$ 350,000**	**$ 0**	**$ -**	**$ (14,456,240)**	**$ 0**	**$ -**	**$ -**	**$ -**	**$ (14,456,240)**

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

FY 2013 Capital Budget

Source:

Revenues	Community	Item	CFP	RHF	Section 8	LIPH
$ 15,221,424	Available All Grants	Various	$ 13,454,206	$ 1,767,218	$ -	$ -
$ 34,209,333	Operating Transfer In		$ -	$ -	$ 9,531,986	$ 24,677,347
Total: $ 49,430,757			**$ 13,454,206**	**$ 1,767,218**	**$ 9,531,986**	**$ 24,677,347**

Uses: Development

Cost	Community	Item	CFP	RHF	Section 8	LIPH
$ 10,000,000	Addison Phase I	Permanent Financing	$ -	$ -	$ -	$ 10,000,000
$ 10,000,000	Hamilton-Larimer	New Development	$ -	$ 1,767,218	$ 8,232,782	$ -
Total: $ 20,000,000			**$ -**	**$ 1,767,218**	**$ 8,232,782**	**$ 10,000,000**

Uses: Modernization Soft

Cost	Community	Item	CFP	RHF	Section 8	LIPH
$ 500,000	Authority-Wide	Hazardous Materials Abatement	$ 500,000	$ -	$ -	$ -
$ 515,000	Authority-Wide	Equipment	$ -	$ -	$ -	$ 515,000
$ 450,000	Authority-Wide	UFAS Unit Reasonable Acc. Relocation	$ -	$ -	$ -	$ 450,000
$ 100,000	Authority-Wide	Demolition	$ 100,000	$ -	$ -	$ -
$ 774,123	Authority-Wide	Resident Services - Salary	$ 774,123	$ -	$ -	$ -
$ 252,494	Authority-Wide	Resident Services - Benefits	$ 252,494	$ -	$ -	$ -
$ 883,378	Authority-Wide	Resident Services - Tenant Services Other	$ 680,581	$ -	$ -	$ 202,797
$ 50,000	Authority-Wide	Resident Services Dev & Mod	$ -	$ -	$ -	$ 50,000
$ 4,000,000	Authority-Wide	Protective Services	$ 4,000,000	$ -	$ -	$ -
$ 2,000,000	HACP New Office	Office Relocation	$ -	$ -	$ -	$ 2,000,000
Total: $ 9,524,995			**$ 6,307,198**	**$ -**	**$ -**	**$ 3,217,797**

Uses: Modernization Hard

Cost	Community	Item	CFP	RHF	Section 8	LIPH
$ 3,863,674	Bedford Dwellings	Roofs/Windows	$ -	$ -	$ 1,299,204	$ 2,564,470
$ 250,000	PA Bidwell	REAC - Electrical Switchboard	$ -	$ -	$ -	$ 250,000
$ 50,000	Pressley	REAC/Safety Items	$ -	$ -	$ -	$ 50,000
$ 1,493,580	Allegheny Dwellings	Windows	$ -	$ -	$ -	$ 1,493,580
$ 250,000	Northview High Rise	Elevator Upgrade	$ 250,000	$ -	$ -	$ -
$ 800,000	Northview High Rise	Roofs	$ -	$ -	$ -	$ 800,000
$ 1,800,000	Northview High Rise & Family Community	Windows/Bathrooms Rehab	$ -	$ -	$ -	$ 1,800,000
$ 400,000	Northview High Rise	Balcony Repairs	$ 400,000	$ -	$ -	$ -
$ 80,000	Hamilton-Larimer	REAC - Lighting	$ -	$ -	$ -	$ 80,000
$ 500,000	Homewood	Rehab Units	$ 150,000	$ -	$ -	$ 350,000
$ 104,000	Arlington Heights	Drainage	$ 104,000	$ -	$ -	$ -
$ 1,000,000	Glen Hazel Family	Siding/Railings/Rec. Center Rehab	$ 1,000,000	$ -	$ -	$ -
$ 300,000	Glen Hazel High Rise	Terrace Rehab and Community Room Upgrade	$ -	$ -	$ -	$ 300,000
$ 2,121,500	Caliguiri Plaza	Windows/EFIS Replacement	$ -	$ -	$ -	$ 2,121,500
$ 50,000	Finello Pavilion	Lobby/common Area	$ -	$ -	$ -	$ 50,000
$ 1,600,000	Morse Gardens	Historic Windows/Roof/Garbage Chute/Fencing/Site Work	$ -	$ -	$ -	$ 1,600,000
$ 750,000	Gualtieri Manor	Replace Fire Alarm/Windows/Parapet Repairs	$ 750,000	$ -	$ -	$ -
$ 800,000	Scattered Sites	Rehab 6 to 10 Houses	$ 800,000	$ -	$ -	$ -
$ 800,000	Authority-Wide	Miscellaneous Mod Contingencies	$ 800,000	$ -	$ -	$ -
$ 150,000	Authority-Wide	Miscellaneous Facilities Services	$ 150,000	$ -	$ -	$ -
$ 500,000	Authority-Wide	Concrete	$ 500,000	$ -	$ -	$ -
$ 642,910	Murray	Windows/Façade	$ 642,910	$ -	$ -	$ -
Total: $ 18,305,664			**$ 5,546,910**	**$ -**	**$ 1,299,204**	**$ 11,459,550**

Administration:

Cost	Community	Item	CFP	RHF	Section 8	LIPH
$ 800,000	Authority-Wide	Dev/Mod - Program Management Services	$ 800,000	$ -	$ -	$ -
$ -	Legal	Authority-Wide	$ -	$ -	$ -	$ -
Total: $ 1,600,098			**$ 1,600,098**	**$ -**	**$ -**	**$ -**

$20,000,000	**Total Development:**
$27,830,659	**Total Modernization:**
$1,600,098	**Total Adminstration:**
$47,830,659	**Total Mod/Dev Budget:**
$49,430,757	**Total Budget:**

CFP	RHF	Section 8	LIPH
$ -	$ 1,767,218	$ 8,232,782	$ 10,000,000
$ 11,854,108	$ -	$ 1,299,204	$ 14,677,347
$ 1,600,098	$ -	$ -	$ -
$ 13,454,206	**$ 1,767,218**	**$ 9,531,986**	**$ 24,677,347**