Housing Authority of the City of Pittsburgh

Moving to Work Demonstration Year 12 (FY 2012) Annual Report

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Housing Authority of the City of Pittsburgh

Moving To Work Annual Report

2012

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 (MTW) 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 has continued several Moving To Work Activities initiated in prior years. These initiatives are summarized below, with details of results available in Section VI.

Activities Summary

1. Modified Rent Policy for the Section 8 Housing Choice Voucher Program (new in 2011)

   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.

   A discussion of the progress of this initiative is included in Section VI.

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. A discussion of the progress of this initiative is included in Section VI.

3. Revised recertification requirements policy.

   As approved in 2009 and 2010, HACP is authorized to 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.

In 2012, measures indicate HACP has achieved all of these objectives for the Housing Choice Voucher Program and the Low Income Public Housing Program.

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 2006, HACP operates a single Homeownership Program open to both Low Income Public Housing and Housing Choice Voucher Program households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered. In 2012, HACP continued to leverage outside resources to support homeownership participants, and continued to have high numbers of families participating in the program. The number of closings declined from prior years. We believe this was due to tightening of mortgage approval requirements by lending institutions and a strengthening of the local housing market. We believe consumer perceptions regarding the inadequacy of mortgage funding availability and prospects for a poor economy, as driven by national news media, also reduced the interest in homeownership for many families, and inhibited the enthusiasm of even current program participants.

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. Several families took advantage of the soft-second mortgage option, but spending did not approach the budgeted amounts and therefore the second mortgage waiting list was not established.

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. No families from the waiting list achieved homeownership in 2012. HACP will step up outreach to families on the waiting list in 2013. Also, HACP anticipates re-opening the waiting list for the Housing Choice Voucher Program, and expects additional families eligible for the homeownership program will be identified through that process.

6. Energy Performance Contracting

Under HACP's Moving To Work Agreement, HACP may enter into Energy Performance Contracts without prior HUD approval. In 2012 HACP continued its current EPC, executed in 2008, to reduce costs and improve efficient use of federal funds.

HACP's 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. Installation was substantially completed in 2010, with closeout of the installation phase completed in 2011. Preliminary data indicates HACP realized substantial energy cost savings in 2011. The initial Monitoring and Verification Report indicates more than projected savings in 2012.

7. Establishment of a Local Asset Management Program.

In 2003 and 2004, prior to HUD's adoption of a site based asset management approach to public housing operation and management, HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. HACP continues to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

HACP's Local Asset Management Program, including deviations from HUD's asset management requirements, are described in Section VII. They aided the Authority to increase efficiency of operations, reduce costs, and improve site based accounting, more accurately reflecting 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 (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 can increase housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods.

In 2012, distribution of vouchers in use did not change significantly, and initial analysis indicates no increased risk of program failure for those taking advantage of this flexibility. Outside evaluators will assist the HACP to more fully assess this initiative.

9. Modified Payment Standard Approval.

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

HACP did not have any Area Exception Payment Standards in 2012, but continued to see use of vouchers in a broad range of neighborhoods.

HACP continues to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities. In 2012, three (3) exceptions were approved enabling families to secure appropriate housing.

10. Use of Block Grant Funding Authority to support:
    a. Development and Redevelopment
    b. Enhanced 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. Please see Section VII for information on HACP's use of Block Grant Funding Authority.

Since entering the Moving To Work Program in 2000, HACP has instituted a number of Moving To Work initiatives that in 2012 no longer required 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.

Outside Evaluators

In 2010, HACP procured an outside evaluator to assist in planning and evaluation of all Moving To Work initiatives with a focus on the rent policy. Unfortunately, a lengthy procurement process and even more lengthy contract negotiation with the selected provider delayed contract execution and prevented participation of the outside evaluator until well into the 2011 year. The selected entity, the University of Pittsburgh Graduate School of International Affairs, Center for Metropolitan Studies, has been working with the HACP to identify, review, and analyze data. An update on their status is included in Section VI, and information from their work is incorporated into the specific initiative report sections. HACP continues to meet monthly with the Center for Metropolitan Studies. Completion of the contract evaluation is projected for March of 2014.

HACP also engaged the Coro Center for Civic Leadership Pittsburgh to conduct additional data gathering and analysis. Several Coro Fellows were placed at HACP in 2012.

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 projected inventory at 4257 for December 31, 2012. HACP had 4771 units actually in inventory on December 31, 2012. The difference is made up of a combination of factors: the demolition of the 445 units at Addison Terrace was not fully completed and thus was not recorded in PIC as demolished in 2012; and the disposition of 64 units at Broadhead Manor were not completed prior to December 31, 2012. (See Table IIA-1).

Significant Capital Expenditures:
In 2012, HACP incurred significant capital expenditures at:

- Garfield Commons: HACP expended $11,655,450 million towards Phase 4 of this project in 2012.
- Northview Heights: HACP expended $2,451,256 at Northview Heights for a variety of projects including various electrical work, additional roof and siding replacements, and high-rise elevator upgrades.
- Addison Terrace Redevelopment: HACP expended $3.9 million toward Phases I and II of the redevelopment of Addison Terrace, including demolition, site and infrastructure work for Phases I and II, A total of $41,466,000 has been authorized and committed by the Board of Commissioners for this project. This project started in 2011 with relocation of residents from the Phase I and II area in preparation for abatement, demolition, and site work. A LIHTC application for Phase I has been approved the Pennsylvania Housing Finance Authority.
- Auburn/Hamilton-Larimer and Larimer/East Liberty Choice Neighborhoods Initiative Planning: HACP expended $127,867 of MTW funding related to redevelopment of the Auburn/Hamilton Larimer site which is part of larger Larimer/East Liberty Choice Neighborhoods Initiative planning.
- Carrick Regency: Initial Invitation For Bid did not result in adequate competition, and changes to the scope were also needed, forcing a re-bid of the project and project delays. The project is now scheduled for 2013.
- Scattered Sites: HACP expended $462,116 on rehabilitation of 5 scattered sites units.
- See Section VII for additional information on HACP's capital expenditures.

New Public Housing Units Added:
During 2012 HACP added a total of 26 new units. (See Table IIA-2.) This was the result of completion of development of 26 LIPH units in Garfield Phase 4.

Public Housing Units Removed:
HACP removed 45 units from inventory during 2012 (See Table IIA-3). This included:

- Building #020012 at Homewood North (8 units). Structural issues in the foundation of this building would have been excessively costly to address.

- Buildings 33-37 at Northview Heights containing 37 units. These units were demolished to continue to 'right size' this property, reduce density, and achieve full occupancy.

The following planned demolitions/dispositions were not completed in 2012 but will be completed in 2013:

- Disposition through sale of the property including 64 remaining units at Broadhead Manor to the Pittsburgh Urban Redevelopment Authority was approved in 2012. Completion of the sale closing is expected in 2013. In 2006, 48 of 64 units were flood damaged and vacated, and all units have been vacant since 2008. Costs to rebuild or renovate the community were estimated to be excessive, with continued risk of flooding at the site. Thirty three scattered site units were purchased in 2007 and 2008 as replacement units for the units lost at this community. HACP entered into a contingent sales agreement with the Urban Redevelopment Authority of Pittsburgh in 2011 for this property, and HUD approval was received on August 28, 2012. Due diligence is underway, with closing of the sale and final disposition anticipated in by the third quarter of 2013.
- Demolition of 445 units at Addison Terrace in order to prepare the area for initial phases of redevelopment were largely completed, but removal of foundation caissons delayed final completion of demolition. Some of the units were recorded as demolished in PIC as of dates in 2012, but these removals were made retroactively, with approval from HUD, in 2013, and thus are not included as such in the attached data tables.

Number of Housing Choice Vouchers Authorized:

HACP had authorization for 6757 Moving To Work Vouchers and 316 non-Moving To Work Vouchers at the beginning of 2012. HACP received 7 additional voucher authorizations during 2012 as a result of an owner opting out of a Mod-Rehab projetct, bringing the non-MTW Voucher number to 323. 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 utilized voucher funding authorization for other purposes as approved in the Moving To Work Annual Plan. See Sections VI. for information on the use of this authority. (See Table IIA – 4 regarding vouchers authorized.)

Housing Choice Vouchers Project Based:

HACP continued to support project based Housing Choice Vouchers in 2012. (See Table IIA-5).

HACP's project based Housing Choice Voucher Program includes the following:

Traditional Project Based Vouchers:

- 18 units at the Legacy, (2009 and 2010). The Legacy is a 108-unit HACP mixed finance senior citizen mid-rise housing facility.

In 2011, as previously reported, HACP conducted two selection processes for project based voucher proposals. Nine proposals including 290 units were tentatively approved. The status of each of those is listed below:

- Center City Apartments/Milliones Manor – 39 vouchers for existing units. HAP executed, units occupied and residents approved.
- 2700 Center Avenue Senior Housing/AHRCO – 36 Vouchers for a combination of existing and renovated units. This contract was not completed in 2012, but progress has been made on securing funding and completing necessary documents. The Agreement to Enter Into a Housing Assistance Payment Contract (AHAP) is pending only subsidy layering review for execution.
- Wood Street Commons – 65 vouchers for existing units in this single room occupancy facility with supportive services. This contract was not completed in 2012. Delays by management in providing unit information for the specific 65 units in this large vacitily have delayed this process. New leadership in management of the facility are expected to address these delays with a HAP agreement expected by the end of the second quarter of 2013.
- Shanahan Apartments (since renamed Mackey Lofts) – 11 units in this building conversion/rehabilitation project. Utilizing tax credits and other financing, this project is under construction and an Agreement to Enter Into a Housing Assistance Payment Contract (AHAP) was executed on May 10, 2012.
- Herron Senior Living – Hill District – 8 vouchers. The proposed project did not receive a pending Tax Credit award, and no information was received regarding alternate financing. The PBV award was rescinded on October 18, 2012.
- Amani Christian Community Development Corporation – 12 vouchers for new construction in the Hill District. Financing and other planning has not progressed. The PBV award was rescinded on October 18, 2012.
- Hill House Economic Development Corporation (HHEDC) – 52 units in Hill District Housing Phase I proposal. Financing and other planning has not progressed, and leadership changes have occurred at the HHEDC. The PBV award was rescinded on October 18, 2012.
- Hill House Economic Development Corporation – 55 units in the Hill District for the Ozanam/Cliff proposal. Financing and other planning has not progressed, and leadership changes have occurred at the HHEDC. The PBV award was rescinded on October 18, 2012.

In 2012, HACP made four additional awards of Project based vouchers.

Two awards were made to projects that had received awards of Low Income Housing Tax Credits:

- Homewood Station Senior Housing: Five (5) Project Based Vouchers at this tax-credit supported new construction senior housing facility of 41 units led by S & A Homes and NDC Real Estate Management.
- East Liberty Place South: Six (6) Project Based Vouchers in this 52 unit mixed used building for general populations being developed by the Community Builders.

HACP completed an additional solicitation for Project Based Voucher Proposals in 2012 and awarded Vouchers to two additional proposed properties:

- Hillcrest Senior Residences: Thirteen (13) project based vouchers in this proposed 66 unit senior facility being developed by The Community Builders. This project did not receive an award of Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency (PHFA) in the March, 2013 funding announcement.
- Larimer Housing Phase 1: Forty (40) project based vouchers in this 40 unit development, included at least 30 "Excepted Units" reserved for families participating in specific supportive services programs. This project was awarded Low Income Housing Tax Credits by the PHFA in March of 2013. Various additional approvals, including approvals from the Urban Redevelopment Authority of Pittsburgh related to proposed sites for new housing, and from the HACP pending further development of details of service plans for residents of Excepted Units, are still required prior to AHAP execution.

Other Projects not included in HACP Voucher Data:

- 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 income levels and other subsidies available to residents and the property, there were no eligible residents of Veteran's Place and thus no subsidy provided in 2012.
- 20 units at the Hill District YMCA, (all non-MtW vouchers). These vouchers were committed to support a Single Room Occupancy facility at the Hill District YMCA once renovations were completed. Financing challenges have delayed renovations at this facility necessary for units to meet criteria for project based vouchers, so no vouchers were in use at this location in 2012.
- 4 units plus 8 units of mod-rehab housing remaining from earlier projects.
- 38 units at new Pennley Place (these units are in addition to the 38 public housing units at that location).

A full list of all HACP Project Based Voucher Commitments and Agreements can be found in table IIA – 5.

Table IIA-1 – Units in the Inventory - January 1, 2001 - January 1, 2012 - December 31, 2012
Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
Date	1/1/01	12/31/11	12/31/12	1/1/01	12/31/11	12/31/12	1/1/01	12/31/11	12/31/12	1/1/01	12/31/11	12/31/12	1/1/01	12/31/11	12/31/12	1/1/01	12/31/11	12/31/12
Family	1102	710	**742**	2653	1446	**1506**	1894	1099	**1076**	403	237	**240**	121	51	**48**	6173	3543	**3612**
Elderly	1429	1141	**1109**	423	106	**50**	0	0	**0**	0	0	**0**	0		**0**	1852	1247	**1159**
Total	**2531**	**1851**	**1851**	**3076**	**1552**	**1556**	**1894**	**1099**	**1076**	**403**	**237**	**240**	**121**	**51**	**48**	**8025**	**4790**	**4771**

Table IIA-2 – LIPH Units Added to Inventory – January 1, 2012 to December 31, 2012
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			6	2	10	3	4	1				
Total	**0**	**0**	**6**	**2**	**10**	**3**	**4**	**1**	**0**	**0**	**20**	**6**

Table IIA-3 – Units Demolished/Removed From Inventory – January 1, 2012 to December 31, 2012
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
Total	**0**	**2**	**38**	**2**	**3**	**45**

Table IIA–4 – Housing Choice Vouchers Authorized

Section 8	**2009**	**2010**	**2011**	**2012**
MtW Vouchers	6757	6757	6757	6757
Non-MtW Vouchers	316	316	316	323
Total	**7073**	**7073**	**7073**	**7080**

Table IIA–5 – Number of HCV Units to be Project-based by Community
Section 8

Community	**2010**	**2011**	**2012**	
Legacy Apartments	18	18	18	
Centre City/ Milliones Manor	0	0	39	
Hillcrest Senior Residences	0	0		Tax Credits not awarded. To be removed.
2700 Centre	0	0	36	Pending execution of AHAP, financial closing, and construction. Subsidy not anticipated until 2014.
Wood Street	0	0	65	Management delays; HAP still pending.
Shanahan Apts/Mackey Lofts	0	0	11	Pending completion of renovations. Subsidy not anticipated until 2013.
Homewood Station Senior	0	0	5	Pending execution of AHAP, financial closing, and construction. Subsidy not anticipated until 2014.
Larimer Phase 1	0	0	40	Tax Credits awarded; pending additional approvals, execution of AHAP, closing and construction. Subsidynot anticipated until 2014.
East Liberty Place South	0	0	6	Pending execution of AHAP, financial closing, and construction. Subsidy not anticipated until 2014.
Total	**18**	**18**	**220**	

Other Section 8 - Units administered by HACP but not included in HACP's voucher authorization or leasing data. Descriptions included above.

	2010	**2011**	**2012**	
SRO - YMCA	20	20	20	Commitment made by HACP, but financing for renovations never secured by YMCA; still pending.
SRO - Veterans Place	48	48	48	Other subsidies available to tenants prevent use of voucher assistance; commitment remains in place.
Mod-Rehab 202	4	4	4	
Mod-Rehab 203	8	8	8	
New Construction New Pennley	38	38	38	
Total	**118**	**118**	**118**	

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 is anticipated in 2013.

II. General Housing Authority Operating Information

B. Leasing Information – Actual

Public Housing Units Leased:
HACP projected total LIPH occupancy of 4045 units leased at the end of FY 2012. Projected leased units on December 31, 2012 included 2872 leased HACP-managed units and 1173 privately managed units.

Actual total LIPH occupancy was 4009. Actual units leased included 2847 HACP managed units and 1162 privately managed units.
(See Tables IIB-1, IIB-2 and IIB-3.)

Housing Choice Voucher Units Leased:
The HACP projected a combined (MtW and non-MtW) HCV voucher usage of approximately 5600 vouchers at the end of FY 2012.

On December 31, 2012, actual combined voucher usage was 5142. This included 4830 MTW vouchers, 312 non-MTW vouchers.

At the mid-point of 2012, HACP determined to revise its projected voucher lease up. This decision was made in response to reduced funding levels and anticipating low pro-rations in 2013. Cost savings were needed in order to prevent loss of services, and to ensure adequate funding needed for the redevelopment projects at Addison Terrace and Hamilton-Larimer.

Also in 2012, HACP completed a competitive process via a Request For Proposals for Project Based Vouchers. Two awards were made, but neither completed a Housing Assistance Payment Contract or an Agreement to Enter Into a Housing Assistance Payment Contract in 2012. Please see section II.A. for additional information on HACP's Project Based Voucher Program.

Total Units Leased/Families Served:
Total projected HACP occupancy (LIPH and Section 8) for the end of 2012 was 9645 units. HACP, through the leveraging of its redevelopment dollars, is also responsible for the creation of at least 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. HACP also served 85 families through the HACP Homeownership Program and the Bedford HOPE VI Homeownership Program as of the end of 2012.

On January 1, 2012, the HACP served a total of 9397 households through its traditional programs (3967 LIPH households and 5430 Section 8 households). HACP also served 564 families through its non-traditional rental programs, and 80 through its homeownership programs, for a total of 10145 families served. (Table IIB.-4).

The HACP Housing Choice Voucher Program waiting list remained closed during 2012, but is expected to be re-opened in 2013. Please see Section II.C. for additional waiting list information.

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

HACP – Managed	January 1, 2012					Projected – December 31, 2012					Actual – December 31, 2012					Projected/Actual -/+	
	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	Physical Unit Count	Number Occupied	Percent Occupied	Number off-line*	Adjusted Vacancy Percentage	Projected/Actual -/+	% /+
1-1 Addison Terrace	734	273	37%	458	99%	290	270	93%	0	93%	734	230	31%	504	100%	-40	-14.8%
1-2 Bedford Dwellings	411	374	91%	1	91%	411	381	93%	0	93%	411	403	98%	1	98%	22	5.8%
1-4 Arlington Heights	143	130	91%	1	92%	143	133	93%	1	94%	143	132	92%	1	93%	-1	-0.8%
1-5 Allegheny Dwellings	272	235	86%	2	87%	272	253	93%	1	93%	272	254	93%	2	94%	1	0.4%
1-7 Saint Clair Village	0	0				0					0	0	0%	0	#DIV/0!	0	
1-9 Northview Heights	575	494	86%	42	93%	537	502	93%	1	94%	538	504	94%	8	95%	2	0.4%
1-12 Garfield Heights	0	0									0	0	0%	0	#DIV/0!	0	
1-15 PA Bidwell High Rise	120	113	94%	1	95%	120	115	96%	1	97%	120	111	93%	1	93%	-4	-3.5%
1-17 Pressley High Rise	211	205	97%	1	98%	211	203	96%	1	97%	211	202	96%	3	97%	-1	-0.5%
1-20 Homewood North	134	118	88%	12	97%	126	117	93%	2	94%	126	111	94%	7	93%	-6	-5.1%
1-22 Scattered Sites South	155	147	95%	5	98%	155	148	95%	0	95%	155	143	92%	5	95%	-5	-3.4%
1-31 Murray Towers	68	67	99%	1	100%	68	65	96%	1	97%	68	63	93%	1	94%	-2	-3.1%
1-32 Glen Hazel	128	126	98%	0	98%	128	120	94%	0	94%	128	127	99%	0	99%	7	5.8%
1-33 Glen Hazel High Rise	97	92	95%	0	95%	97	93	96%	0	96%	97	91	94%	0	94%	-2	-2.2%
1-38 Glen Hazel Homes	4	3	75%	1	100%	4	3	75%	1	100%	4	3	75%	1	100%	0	
1-39 Scattered Sites North	135	127	94%	2	95%	130	125	96%	1	97%	135	127	94%	3	96%	2	1.6%
1-40 Brookline Terrace	30	10	0%	0	33%	30	25	0%	0	83%	30	29	97%	0	97%	4	
1-41 Allentown High Rise	104	99	95%	2	97%	104	100	96%	0	96%	104	102	98%	0	98%	2	2.0%
1-44 South Oakland (Finello)	60	55	92%	0	92%	60	58	97%	0	97%	60	56	93%	0	93%	-2	-3.4%
1-45 Morse Gardens	70	68	97%	0	97%	70	67	96%	0	96%	70	66	94%	1	96%	-1	-1.5%
1-46 Carrick Regency	66	61	92%	2	95%	66	64	97%	0	97%	66	64	97%	0	97%	0	0.0%
1-47 Gualtieri Manor	31	28	90%	1	93%	31	30	97%	1	100%	31	29	94%	1	97%	-1	-3.3%
1-62 Broadhead Manor	64	0	0%	64							64	0	0%	64	#DIV/0!	0	
Total	**3612**	**2825**	**78%**	**532**	**92%**	**3053**	**2872**	**94%**	**11**	**94%**	**3567**	**2847**	**80%**	**539**	**94%**	**-25**	**-0.9%**

*** Off-line Units for adjusted vacancy calculations 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 Actual December 31, 2012

Privately Managed	January 1, 2012			Projected – Dec. 31, 2012			Actual – Dec. 31, 2012			Projected/Actual -/+	
	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied	Projected/Actual -/+	% -/+
1-64 New Pennley Place	38	36	95%	38	38	100%	38	36	95%	-2	-5.3%
1-66 Oak Hill	430	398	93%	430	425	99%	430	414	96%	-11	-2.6%
1-72 Manchester	86	85	99%	86	84	98%	86	81	94%	-3	-3.6%
1-73 Christopher Smith	25	20	80%	25	24	96%	25	25	100%	1	4.2%
1- 80 Silver Lake	75	74	99%	75	75	100%	75	73	97%	-2	-2.7%
1- 82 Bedford Hills	180	177	98%	180	180	100%	180	178	99%	-2	-1.1%
1- 85 North Aiken	62	62	100%	62	62	100%	62	62	100%	0	0.0%
1-86 Fairmont	50	49	98%	50	50	100%	50	49	98%	-1	-2.0%
1-87 Legacy Apartments	90	87	97%	90	90	100%	90	90	100%	0	0.0%
1-92 Garfield Commons	97	97	100%	123	100	81%	123	109	89%	9	9.0%
1-94 Oak Hill Phase 2	45	45	100%	45	45	100%	45	45	100%	0	0.0%
Total	**1178**	**1130**	**96%**	**1204**	**1173**	**97%**	**1204**	**1162**	**97%**	**-11**	**-0.9%**

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

	January 1, 2012					Projected – Dec. 31, 2012					Actual – Dec. 31, 2012					Projected/Actual -/+	
	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	Physical Unit Count	Number Occupied	Percent Occupied	Number off-line*	Adjusted Vacancy Percentage	Projected/Actual -/+	% -/+
HACP-Managed	3612	2825	78%	532	92%	3053	2872	94%	11	94%	3567	2847	80%	539	94%	-25	-0.9%
Privately Managed	1178	1130	96%			1204	1173	97%			1204	1162	97%			-11	-0.9%
Agency Total	**4790**	**3955**	**83%**		**94%**	**4257**	**4045**	**95%**		**95%**	**4771**	**4009**	**84%**		**95%**	**-36**	**-0.9%**

*** Off-line Units for adjusted vacancy calculations include units used for resident services, units undergoing modernization, and units pending demolition.**
Note: the adjusted vacancy percentage is used to provide an adjusted Agency Total Percent Occupied.

Table IIB - 4 - HACP - LIPH and HCV Families Served 01/01/01 to 01/01/13 Traditional Programs

	1/1/01	1/1/02	1/1/03	1/1/04	1/1/05	1/1/06	1/1/07	1/1/08	1/1/09	1/1/10	1/1/11	1/1/12	1/1/13
LIPH Family	3813	3489	3612	3573	3437	3280	3135	3017	2919	2879	2934	2766	2823
LIPH Elderly	1433	1355	1313	1248	1219	1218	1269	1211	1195	1132	1100	1205	1182
HCV Family	3440	3891	3973	4496	4786	6076	5649	4954	4651	4463	4538	4739	4431
HCV Elderly	459	472	555	581	560	592	588	609	596	600	672	691	711
Totals	**9145**	**9207**	**9453**	**9898**	**10002**	**11166**	**10641**	**9791**	**9361**	**9092**	**9244**	**9401**	**9147**

Table IIB-5 - HACP - Families Served 1/1/10 through 1/1/13 - Non-Traditional Programs, By Program

	1/1/2010	1/1/2011	1/1/2012	1/1/2013
Non-traditional Local - Tax Credit Only Units Leveraged by MTW Investments			255	298
Non-traditional Local - Affordable Market Rate Units leveraged by MTW Investments			309	337
Total	**0**	**0**	**564**	**635**

Table IIB-6 – Total Families Servied – January 1, 2010 through December 31, 2012; And Projected December 31, 2012

Families Served						Projected/Actual -/+	
	1/1/2010	1/1/2011	1/1/2012	Projected 12/31/2012	Actual 1/1/2013	Projected/ Actual -/+	% -/+
LIPH Traditional	3997	4034	3967	4045	4005	-40	-1.0%
HCV/Section 8 Traditional	5077	5210	5430	5600	5142	-458	-8.2%
Non-traditional rental	505	505	564	547	635	88	16.1%
Homeownership Program	58	72	80	103	85	-18	-17.5%
Total	**9637**	**9821**	**10041**	**10295**	**9867**	-428	-4.2%

Variations in leasing between projected and actual numbers:

Addison Terrace lease levels were significantly below projections due to a larger than anticipated initial relocation area, and a faster relocation process than anticipated.

Voucher Lease levels were below projections due to a mid-year adjustment in targeted level of leasing due to lower than projected funding and a need to conserve resources for other MTW initiatives.

II. General Housing Authority Operating Information

C. Waiting List Information

The HACP modified its Admissions and Continued Occupancy Policy (ACOP) to allow for the acceptance of applications for public housing at each individual site and on-line. These were the only organizational or procedural changes to the HACP public housing waiting lists in 2012. Implementation of these changes will be phased in at a future date. The HACP continued to monitor HACP site-based waiting lists as a property management monitoring measure in 2012.

In 2010, HACP modified its Housing Choice Voucher (HCV) Administrative Plan to allow for the acceptance of pre-applications during a specified period and the assignment of position based upon a random selection of all pre-applications received.

As previously reported, following the culling of the Section 8 waiting list in 2009 and the distribution of vouchers to applicants already on the waiting list, HACP reopened the HACP Section 8 waiting list for a two-week period from February 28, 2010 through March 15, 2010. This approach was adopted in anticipation of high demand for Housing Choice Vouchers and to avoid potential problems with crowding of application locations and disputes over waiting list position. It also eliminated the need for persons to take time off from work or away from family in order to apply. HACP received over 9,000 pre-applications during the two-week period.

After assignment to the waiting list based upon a random selection, families are processed for eligibility as they near the top of the list. The pre-application includes limited information, eliminating the need to enter unconfirmed information from the pre-application, especially as that information could easily change between the time of pre-application and the offering of a voucher. Information on type of family – such as elderly, family and the unit size needed, is not entered into our system. Therefore waiting list numbers for the Housing Choice Voucher Program are only available in total numbers. As of 1/1/2013, 1789 people were still on the Housing Choice Voucher pre-application waiting list. (Note: Additional non-waiting list assignments were made to the Housing Choice Voucher Program to house families relocating from Addison Terrace). HACP anticipates re-opening the HCV waiting list in 2013.

HACP's waiting list for Low Income Public Housing (LIPH) managed by HACP had 1170 applicants as of January 1, 2013. HACP believes the numbers are adequate to maintain the high levels of occupancy achieved in 2012. Marketing and other efforts targeting those properties with smaller waiting lists are planned for 2013; while selected property and bedroom size waiting lists with extensive waiting lists may be closed in 2013.

Waiting list data, including waiting list information by site, follows this section.

Table IIC - 1 – Number of Households on the Wait List, Jan. 1, 2001 - Jan. 1, 2012 - Jan. 1, 2013

Notes on Table IIC - 1:

1. Numbers in **Bold** are for 1/1/2013
2. When HACP opened the HCV waiting list in 2010, pre-applications did not result in entering of data on family age and size, thus data on family vs. senior and bedroom size is not available for the HCV waiting list for 1/1/12 and 1/1/13.

Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Family	109	843	**699**	86	316	**286**	45	106	**63**	8	44	**40**	4	7	**15**	252	1,316	**1,103**
Elderly	18	53	**60**	0	7	**6**	0	1	**1**	0	0	**0**	0	0	**0**	18	61	**67**
Total	127	896	**759**	86	323	**292**	45	107	**64**	8	44	**40**	4	7	**15**	270	1,377	**1,170**

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Family	585			592			275			63			0			1515		
Elderly	93			8			1			0			0			102		
Total	678			600			276			63			0			1617	1,980	**1,789**

Total Public Housing and HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Family	694	843	**699**	678	316	**286**	320	106	**63**	71	44	**40**	4	7	**15**	1767	1,316	**1,103**
Elderly	111	53	**60**	8	7	**6**	1	1	**1**	0	0	**0**	0	0	**0**	120	61	**67**
Total	805	896	**759**	686	323	**292**	321	107	**64**	71	44	**40**	4	7	**15**	1887	3,357	**2,959**

Table IIC - 2 - HACP - LIPH and HCV (Section 8) Wait List 01/01/01 to 01/01/13

<table>
<tr><th></th><th>1/1/2001</th><th>1/1/2002</th><th>1/1/2003</th><th>1/1/2004</th><th>1/1/2005</th><th>1/1/2006</th><th>1/1/2007</th><th>1/1/2008</th><th>1/1/2009</th><th>1/1/2010</th><th>1/1/2011</th><th>1/1/2012</th><th>1/1/2013</th></tr>
<tr><td>**LIPH Family**</td><td>252</td><td>411</td><td>445</td><td>1107</td><td>2079</td><td>1531</td><td>634</td><td>814</td><td>992</td><td>1191</td><td>689</td><td>1316</td><td>**1103**</td></tr>
<tr><td>**LIPH Elderly**</td><td>18</td><td>52</td><td>80</td><td>90</td><td>374</td><td>132</td><td>60</td><td>75</td><td>96</td><td>85</td><td>128</td><td>61</td><td>**67**</td></tr>
<tr><td>**HCV Family**</td><td>1515</td><td>830</td><td>337</td><td>1661</td><td>4433</td><td>1982</td><td>4325</td><td>3407</td><td>1653</td><td>16</td><td rowspan="2">6530</td><td rowspan="2">1980</td><td rowspan="2">**1789**</td></tr>
<tr><td>**HCV Elderly**</td><td>102</td><td>35</td><td>21</td><td>77</td><td>364</td><td>108</td><td>237</td><td>163</td><td>373</td><td>2</td></tr>
<tr><td>**Totals**</td><td>**1887**</td><td>**1328**</td><td>**883**</td><td>**2935**</td><td>**7250**</td><td>**3753**</td><td>**5256**</td><td>**4459**</td><td>**3114**</td><td>**1294**</td><td>**7347**</td><td>**3357**</td><td>**2959**</td></tr>
</table>

Table IIC - 3 – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2012 - January 1, 2013

Family Communities

1-1 Addison Terrace & Addison		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	188	381	130	23	12	N/A	**734**
	Waiting List 2012		0	0	0	0	0		0
	Waiting List 2013		0	0	0	0	0		**0**

Note: The Addison waiting list was closed during 2010 when a demolition application, in anticipation of redevelopment, wa

1-2 Bedford Dwellings		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	122	240	49	N/A	N/A	N/A	**411**
	Waiting List 2012		449	97	49				595
	Waiting List 2013		353	104	29				**486**

1-4 Arlington Heights		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	31	112	N/A	N/A	N/A	N/A	**143**
	Waiting List 2012		352	79					431
	Waiting List 2013		282	79					**361**

1-5 Allegheny Dwellings		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	72	200	N/A	N/A	N/A	N/A	**272**
	Waiting List 2012		395	84					479
	Waiting List 2013		314	78					**392**

1-7 St. Clair Village	St. Clair Village was vacated and demolished in 2010.

1-9 Northview Heights Family		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	N/A	40	312	79	19	N/A	**450**
	Waiting List 2012			76	38	19	4		137
	Waiting List 2013			99	28	20	11		**158**

1-12 Garfield Family	Garfield Heights was vacated and demolished in 2010.

1-20 Homewood North		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	N/A	34	53	30	N/A	9	**126**
	Waiting List 2012			85	39	21		1	146
	Waiting List 2013			96	21	24		3	**144**

1-22 and 1-39 Scattered Sites		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Inc. PA 1-22,	Standing Units	N/A	N/A	51	206	26	7	N/A	**290**
39, 42, 50, 51,	Waiting List 2012			81	13	11	3		108
88 & 90.)	Waiting List 2013			52	3	3	2		**60**

Note: HACP operates a combined waiting list for AMPs PA-22 Scattered Sites North and PA-39 Scattere

1-32 Glen Hazel (Family)		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Inc. Glen Hazel	Standing Units	N/A	16	34	62	20	N/A	N/A	**132**
PA 1-32, 38, 57.	Waiting List 2012		360	123	59	24			566
	Waiting List 2013		287	123	44	26			**480**

1-62 Broadhead Manor	Broadhead Manor was vacated in 2008 after severe flooding; sale is pending.

Elderly Communities

* HACP does not maintain a separate waiting list for efficiency units.

1-9 Northview (Elderly)		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	32	56	N/A	N/A	N/A	N/A	**88**
	Waiting List 2012		66	1					67
	Waiting List 2013		47	2					**49**

1-15 PA-Bidwell		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	100	20	N/A	N/A	N/A	N/A	**120**
	Waiting List 2012		94	2					96
	Waiting List 2013		60	3					**63**

1-17 Pressley St.		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	15	180	16	N/A	N/A	N/A	N/A	**211**
	Waiting List 2012	*	107	6					113
	Waiting List 2013	*	94	12					**106**

1-31 Murray Tower		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	38	27	3	N/A	N/A	N/A	N/A	**68**
	Waiting List 2012	*	148	11					159
	Waiting List 2013	*	104	16					**120**

1-33 Glen Hazel High Rise		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	90	7	N/A	N/A	N/A	N/A	**97**
	Waiting List 2012		72	0					72
	Waiting List 2013		50	4					**54**

1-40 Brookline		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Mazza)	**Standing Units**	N/A	30	N/A	N/A	N/A	N/A	N/A	**30**
	Waiting List 2012		42						42
	Waiting List 2013		64						**64**

1-41 Allentown		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Caliguiri)	**Standing Units**	N/A	104	N/A	N/A	N/A	N/A	N/A	**104**
	Waiting List 2012		79						79
	Waiting List 2013		53						**53**

1-42 South Oakland		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Finello)	**Standing Units**	N/A	60	N/A	N/A	N/A	N/A	N/A	**60**
	Waiting List 2012		136						136
	Waiting List 2013		118						**118**

1-45 Morse Gardens		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	70	N/A	N/A	N/A	N/A	N/A	**70**
	Waiting List 2012		135						135
	Waiting List 2013		133						**133**

1-46 Carrick Regency		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	N/A	66	N/A	N/A	N/A	N/A	N/A	**66**
	Waiting List 2012		97						97
	Waiting List 2013		80						**80**

1-47 Gualtieri Manor		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	4	27	N/A	N/A	N/A	N/A	N/A	**31**
	Waiting List 2012	*	85	0	0	0	0	0	85
	Waiting List 2013	*	56	0	0	0	0	0	**56**

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 and actual 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 by the Agency:

HACP chose not to include in the Moving To Work Annual Plan descriptions of most non-MTW activities, so has not including separate information in this section of the report.

Two non-MTW Activities were discussed in the 2012 Annual Plan: Activities related to the Voluntary Compliance Agreement, and PIC reporting requirements.

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

As of December, 2010, HACP and HUD closed the VCA and the Authority satisfied requirements set forth in the Agreement. This included updating of all policies and procedures, and certifying completion of a total of at least 264 UFAS units.

As of December, 2012, HACP had completing 4 additional UFAS units, 2 each at the Carrick and Caliguiri High Rise Buildings. In addition, one UFAS unit (in addition to the standard required number of UFAS units) will be included in Phase 1 of the Addison Terrace redevelopment project, and additional UFAS units are planned for 2013 at Pressley Street High Rise and Morse Gardens.

b. Plan to achieve HUD’s PIC Reporting requirements for HACP managed units.

HACP achieved over 95% compliance in 2012 for both HACP managed units and privately managed units. HACP has also maintained compliance with required PIC reporting levels for the Housing Choice Voucher Program 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 2001-2012 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.

Repositioning of HACP's Housing Stock

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

Initiated prior to Moving To Work through three HOPE VI redevelopment projects and continued through the Moving To Work Program, HACP has achieved great success. Allequippa Terrace, Manchester Apartments, 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 early 2013. 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 early 2013, 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.
- 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

	PROJECTED SOURCES	2013	2014	2015	2016	2017	5-Year SubTotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals
SOURCES	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*

		PROPOSED USES	2013	2014	2015	2016	2017	5-Year Subtotals	2018	2019	2020	2021	2022	5-Year Subtotals	10-Year Totals
USES	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	2018	2019	2020	2021	2022	5-Year	10-Year
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 did not request approval of any new initiatives in 2012.

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

1. and 2. Modified Rent Policy for the Low Income Public Housing Program and the Housing Choice Voucher Program

As approved in 2008 for LIPH and in 2011 for HCV, HACP requires that any non-elderly, able-bodied head of household who is not working to either participate in a Family Self-Sufficiency Program or Local Self-Sufficiency Program or pay a minimum rent or tenant payment of $150.00 per month. Specifically, the HACP lease, ACOP, and Administrative Plans require that any non-elderly, able bodied head of household who is not working and is paying less then $150.00 per month in rent/tenant payment will be required to participate in a Family Self-Sufficiency or Local Self-Sufficiency Program. For administrative purposes, this has been presented as a new minimum rent/tenant payment 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.

Hardship Exemption Policy:

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.

HACP has continued implementation of these policies. Preliminary results are positive, as indicated below with increased percentages of participating families working, the increase in the percentage of overall families working, and the increase in the average rent of all LIPH families. The reduced FSS participation is a result of increased focus on participating families maintaining active participation and progress towards program goals, and normal attrition after the large increase in participation in 2008 and 2009.

HACP established baseline measures in mid-2008 and mid-2009 as the full implementation of the policy was completed for LIPH. Data through 2012 is presented in the tables below.

VI 1-A - Modified Rent Policy Data (FSS, Graduation, Escrow)

FSS Program Stats, Subdivided by LIPH/HCV	LIPH or HCV	2010	2010 Total	2011	2011 Total	2012	2012 Total
FSS Participants	LIPH	630	1078	598	951	646	950
	HCV	448		353		304	
Number of families working (of FSS participants)	LIPH	204	452	237	479	257	513
	HCV	248		242		256	
Percentage of families working (of FSS participants)	LIPH	32%	42%	40%	50%	40	54%
	HCV	55%		69%		84	
# participants graduating from FSS	LIPH	14	26	5	20	8	15
	HCV	12		15		7	
# of FSS participants with escrow accounts	LIPH	191	382	194	387	197	382
	HCV	191		193		185	

VI 1-B. Modified Rent Policy Data (Rent, Employment)

Item (Public Housing Only, all families)	Baseline July 2008	Jul-09	Dec-09	Dec-10	Dec-11	Dec-12
HACP Rent Roll Amounts ($)	$685,682.44	$681,627.69	$649,290.56	$622,099.14	$598,036.02	$602,363.01
HACP Rent collection amounts ($)	$612,027.55	$686,855.32	$654,811.47	$700,812.21	$560,161.35	$626,041.04
	8-Aug		Dec-09	Dec-10	Dec-11	Dec-12
Average Rent All Communities	$198.88		$204.71	$202.43	$205.76	$207.88
Number of families working (reporting wage income)	713		708	712	697	620
Percentage of families working	22%		23%	24%	25%	22%

Data is collected primarily via Emphasys Elite software, with periodic reports based on the tenant database. Additional data from the Tracking At A Glance case management software is also used.

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 results have begun to reflect this trend. FSS participation again declined slightly, as the emphasis on enforcing program requirements and accuracy of data records continued.

Rent rolls and collections rebounded from the 2011 decline. The average income and average tenant rent for the entire HACP population remained fairly constant, as did the overall number of families reporting wage income. The average tenant rent continued a slow but steady increase, while the percentage of LIPH of families reporting wage income declined for the first time since 2008. We think this is due to the difficult economy, and hope it will rebound in 2013. Further, all of these trends are consistent with national trends of stagnant income for lower wage workers.

HACP did received three (3) hardship exemption requests in 2012, all of which were approved.

More detailed review of these statistics on a property by property level is being pursued by the outside evaluator but results are not yet complete.

In order to more fully understand the impacts of this policy, HACP has also gathered the following data for December, 2012:

VI.1-C. Modified Rent Policy Data (Exemptions, Employment, etc.)
LIPH Rent Policy Impact
Data

Public Housing	**2010**	**12/11**	**12/12**
Total non-disabled non-elderly families	1394	1309	1296
Number of families working (reporting wage income)	595	556	448
Percentage of non-disabled, non-elderly families working	43%	42%	35%
Number exempt due to disability (disabled, rent <$150)	206	210	164
Number exempt due to elderly (age 62+, rent <$150)	72	69	54
Number enrolling in FSS (not elderly, not disabled, Tenant Rent <= $150 and enrolled in FSS)	353	397	449

In assessing the impact of this policy, additional data will be extracted from current and historical database files. Additional research, including interviews of various categories of residents, may also prove valuable. In 2010, HACP procured outside evaluators to assist in evaluation of this initiative. Unfortunately, the timetable for procurement, and finalizing contractual arrangements with the selected provider, the University of Pittsburgh, Graduate School of Public and International Affairs (GSPIA), Center for Metropolitan Studies, were not completed until well into 2011. Preliminary results of the third party rent policy analysis were inconclusive as to the impact, positive or negative, of the modified rent policy. Some of those results are included in the appendix to this report.

Recommendations for further data analysis, and collection and analysis of qualitative data, were also made and will be completed in 2013 and 2014. Please see the final pages of this section and appropriate appendixes for additional details on the status of the 3rd party evaluation.

As part of its modified rent policy strategy, HACP offers Family Self-Sufficiency Program and related services utilizing block grant authority to support this programming. This includes not only our FSS program, but also our Resident Employment Program and other support services, collectively known as Realizing Economic Attainment for Life, or REAL. Some additional description of this program and some statistics for that initiative are as follows:

HACP's Family Self-Sufficiency Program - REAL - 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 rent policy impact factors listed above, and the following:

VI.1-D. FSS Program Data (FSS Participation, Training, Employment, Income)

FSS Program Stats (Other Measures)	LIPH or HCV	2009 Total	2010	2010 Total	2011	2011 Total	2012	2012 Total
# participating in training programs	LIPH	320	147	248	73	218	**88**	**178**
	HCV		101		145		**90**	
# completing training programs	LIPH	305	84	152	14*	33*	**27**	**50**
	HCV		68		19*		**23**	
# placed in employment	LIPH	198	121	231	99	191	**85**	**157**
	HCV		110		92		**72**	
# retaining employment	LIPH	645	239	480	219	455	**180**	**440**
	HCV		241		236		**260**	
# increasing income	LIPH	269	131	249	136	263	**92**	**179**
	HCV		118		127		**87**	

* 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.'

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 previously completed annually, and the resulting costs, and has compared this to the same total calculations subsequent to the change in policy to measure the annual cost savings. The tables below show the recertifications completed and the estimated costs. Please not have kept the estimated cost per recert constant for comparison purposes. Actual costs per recert have increase due to increases in personnel and other costs:

VI.3-A - Re-certification Policy for HCV

	2008	2009	2010	2011	2012
Number of Annual Recerts			2698	2455	3,239
Number of interim Recerts			1889	1933	3,113
Total Recerts*	5500	2750	4596	4380	**6,352**
Average cost per recert	$53.63	$53.63	$53.63	$53.63	$53.63
Total estimated costs	$294,965.00	$147,482.50	$246,483.48	$234,899.40	**$340,657.76**

In 2012, the number of Recertifications completed increased substantially as HACP undertook an intensive effort to clean and correct Public Housing Information Center (PIC) data, resulting in a substantial number of additional recertifications, both Annuals and interims. We anticipate recertificaiton numbers returning to normal levels in 2013.

VI. 3-B - Re-certification Policy for LIPH				
	2009	**2010**	**2011**	**2012**
Number of Annual Recerts	2826	2587	2383	1,648
Number of interim Recerts	1070	1052	947	1,760
Total Recerts	3896	3639	3330	**3,408**
Average cost per recert	$53.63	$53.63	$53.63	$53.63
Total estimated costs	$208,942.48	$195,159.57	$178,587.90	**$182,771.04**

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

No changes to Moving To Work Authority related to this initiative are planned for 2013, although non-MTW changes to interim recertification policy to reduce the number of interim recertifications required are planned.

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.**

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

Please see item #5 below for program performance information.

5. Homeownership Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownerhsip and credit counseling, and foreclosure prevention only (no monthly homeownership voucher option): expand eligibility to persons on the LIPH and HCV program waiting list; establish a Homeownership Soft-second mortgage waiting list.

HACP data indicates that there are over 1000 families receiving Housing Choice Voucher assistance who have income high enough to be considered for homeownership. HACP tracks the number, and success rate, of Homeownership Program participants from the LIPH or HCV program. The total number of homeownership sales and the number of participants in the program are also tracked to measure the impact of this initiative.

VI. 5-A . Homeownership Statistics	LIPH or HCV	Total 2009	2010	Total 2010	2011	Total 2011	2012	Total 2012
Closings / Purchase	LIPH	12	6	14	2	8	0	**5**
	HCV		8		6		5	
Sales Agreements	LIPH		9	14	0	27	3	**11**
	HCV		5		27		8	
Pre-Approval Letters	LIPH		9	12	2	12	3	**7**
	HCV		3		10		4	
Number of applicants	LIPH		53	64	12	101	12	**99**
	HCV		11		89		87	
Homeownership Education completed	LIPH	56	32	40	13	39	12	**99**
	HCV		8		26		87	
HACP funds for closing (total)	LIPH		$19,620	$28,833	$3,000	$26,176	$0	**$6,720**
	HCV		$9,213		$23,176		$6,720	
Average HACP 2nd mortgage amount*	LIPH		$7,218	$4,781	0	$16,946.50	0	**$7,000.00**
	HCV		$2,344		$16,946.50		$7,000.00	
Average Purchase price	LIPH		$57,250	$73,015	$50,000	$74,756	$0	**$53,800**
	HCV		$84,839		$84,007		$53,800	
Amount of non-HACP assistance**	LIPH		$10,340	$23,946	$1,350	$96,108	$0	**$14,741**
	HCV		$13,607		$94,758		$14,741	
Foreclosures	LIPH	0	0	0	0	1	0	**0**
	HCV		0		1		0	

In 2013, only one HACP second mortgage was utilized by homebuyers. Other homebuyers who completed homebuyer training and were counseled on available resources, might have either utilized no assistance, only closing assistance, or assistance from other sources, etc.

Assistance from other sources was as follows:

VI.5-B - Other Homeownership Assistance Received by Homebuyers

	2010	2011	2012
Housing Choice Voucher Program Buyers:			
Seller's assist	$7,856.57	0	$6,724.18
State	$3,000.00	$4,808.00	$0.00
Dollar Bank 3-2-1	$2,750.00	0	$2,705.00
URA Soft-Second Mortgage	$103,000.00	$58,000.00	$0.00
American Dream Grant	0	$3,000.00	$3,000.00
Bartko Foundation	0	$4,095	$0.00
Parkvale Savings Banks	0	$20,000.00	$0.00
East Liberty Development, Inc.	0	$4,855.00	$0.00
ACB Grant			$2,312.00
Total	$116,606.57	$94,758.00	**$14,741.18**
Low Income Public Housing Buyers:			
Seller's assist	$1,039.62	0	0
State	$3,000.00	0	0
Dollar Bank 3-2-1	$3,300.00	0	0
Habitat for Humanity	$0	$1,350.00	0
Total	**$10,339.62**	**$1,350.00**	**0**
Grant Total Other Assistance:	**$126,946.19**	**$96,108.00**	**$14,741.18**

Total Direct Financial Assistance from HACP provided to Homebuyers in 2010: $59,997.00.
Total Direct Financial Assistance from HACP provided to Homebuyers in 2011: $93,962.00.
Total Direct Financial Assistance from HACP provided to Homebuyers in 2012: $ 16,030.00.

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.

Homeownership Soft-Second Mortgage Waiting List: This was not established this year, as at no point did we have enough pre-approvals and closings combined to 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. One family from the waiting list purchased a home this year. 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. IN 2013, additional outreach to waiting list families, and to the public when the HCV waiting list is re-opened later this year, is planned.

Third party evaluators at the University of Pittsburgh Graduate School of Public and International Affairs completed a preliminary evaluation of the Homeownership Program, showing it s impact and success. While additional data collections, analysis, and evaluation are planned, the preliminary report is included as an Appendix to this report.

No significant changes are planned for this program in 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.

The tables above show Homeownership Program Statistics relevant to this Section VI. 4., and also to Section VI. 3. above.

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 future Annual Report.

HACP's current EPC substantially completed installation of all items in 2010, including water saving measures and energy efficient lighting throughout the Authority's dwelling units. It also installed geothermal heating and cooling systems (and associated minor weatherization) of homes at Northview Heights, Arlington Heights, and Homewood North.

HACP has experienced substantial reductions in energy use and cost savings from these improvements. Overall utility costs have declined fro $11,157,176 in 2007, prior to the ESCO, to $8,838,730 in 2011 and $8,530,543 in 2012 with the ESCO substantially complete. Note that the 2011 and 2012 total cost amount includes ESCO Debt Service Payments. These costs savings were achieved despite increases in utility rates.

Closeout of the installation phase has been completed in 2011 and the initial M & V report was received in October 2012. A copy of the rpeort will be forwarded to the local office and the MTW office at HUD as a supplement to this MTW Report, when finalized with the EPC provider Honeywell.

As per Attachment D of the MTW Agreement, the following information is provided:

- HACP's project is an ESCO for multiple properties.
- 3,181 units are included in the project.
- 17 AMPS are included in the project.
- The Total Investment is $25,110,801.
- The Total Financed is $25,110,801.
- Annual Debt Service is variable, and based on a set schedule as defined in the contract. $2,754,833 in interest and $2,997,616 in principal was paid in 2009-2011, for a total of $5,752,449. Also, $1,124,285 in interst and $1,584,170 in principal was paid in 2012.
- Guaranteed Savings are also variable, increasing each year to account for expected increases in utility rates. The amount ranges from $2,584,170 in Year 1 to $3,468,744 in Year 12, for an average of $3,004,706 annually.
- Actual Savings are $2,645,813 (subject to change pending confirmation with Honeywell).
- Investment per unit is $7,894.
- Finance per unit is $7,894.
- Savings per unit is $11,334.
- Savings per AMP is an average total over 12 years of $2,120,784.
- The Term of the contract is 12 years.
- The RFP was issued December 16, 2006.
- An initial Energy Audit with a third party was executed in August, 2006.
- A subsequent Energy Audit by the ESCO contractor was executed August 30, 2007.
- The Energy Services Agreement was executed July 30, 2008.
- Repayment began on November 16, 2009.
- Types of Energy conservation measures by AMP are identified in the chart below:

ENERGY PERFORMANCE WORK BY COMMUNITY

	AMP	Lighting Retrofit	Water Retrofit	Building Envelope	Roof Insulation	New Roof	Limiting Thermostats	Radiator Valves	Refrigerators	New Boilers	Geo-Thermal	New Rooftop Unit
Addison Terrace	1	Y	Y	Y					Y			
Bedford Dwellings	2	Y		Y					Y			
Arlington Heights	4	Y	Y	Y	Y		Y				Y	
Allegheny Dwellings	5	Y	Y	Y					Y			
Northview Heights	9	Y	Y		Y		Y		Y		Y	
Glen Hazel Family	32	Y	Y				Y		Y			
Hamilton-Larimer	11	Y	Y				Y					
PA-Bidwell	15	Y	Y	Y				Y				
Pressley	17	Y	Y	Y								
Homewood-North	20	Y	Y	Y	Y		Y				Y	
Murray Towers	31	Y	Y	Y		Y		Y				Y
Caliguri Plaza	41	Y	Y	Y			Y					
Finello Pavilion	44	Y		Y			Y					
Morse Gardens	45	Y	Y				Y			Y		
Carrick Regency	46	Y	Y	Y			Y					
Gualtieri Manor	47	Y	Y									
Northview High Rise	9	Y	Y	Y								

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. HACP continues to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness. Please see the narrative accompanying Section VII which describes HACP Local Asset Management Program, deviations from standard fee-for-service and cost-allocation approaches, use of single fund budget authority, and provides an update on this program.

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's initial effort to identify data regarding 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, has been elusive. Preliminary data will require additional and more expert analysis. That preliminary data as previously reported (and updated below) indicates the following:

- Out of 712 new admissions in 2010 (488 regular and 224 port-ins), 223 families were approved for initial tenancy with rent at more than 40% of income in 2010. This includes 110 families that were porting into HACP's jurisdiction, but does not include zero income families.
- Only 10 of these 223 families ended participation in 2010, and only one (1) of these families ended participation due to rent related issues.

In 2011, those numbers are as follows:

- Out of 821 new admissions in 2011 (667 regular and 154 port-ins), 87 families were approved for initial tenancy with rent at more than 40% of income in 2011. This includes 28 families that were porting into HACP's jurisdiction, but does not include zero income families.
- Only 18 of these 87 families ended participation in 2011, and only two (2) of these families ended participation due to rent related issues.

In 2012, those numbers are as follows:

- Out of 763 new admissions in 2012 (514 regular and 249 port-ins), 53 families were approved for initial tenancy with rent at more than 40% of income in 2012. This includes families that were porting into HACP's jurisdiction, but does not include zero income families.
- Only three (3) of these 53 families ended participation in 2012, and none of these families ended participation due to rent related issues.

With the assistance of the outside evaluators, HACP intends to review the criteria used to determine impacted areas, utilize new 2010 census data, and review internal procedures to determine if these preliminary results are accurate (including data reliability), if the policy is necessary or beneficial to families, and if improved education of families will impact these results.

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 did not anticipate establishing any such areas in 2012 or 2013.

HACP continued to allow an Exception Payment Standard of up to 120% of FMR as a reasonable accommodation for persons with disabilities and to increase housing choices for persons with disabilities. In 2011, eleven (11) such exceptions were approved. In 2012, only two (2) such exceptions were approved.

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.

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.

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

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 to modify 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

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.

In 2012, HACP planned to utilize the Step Up To Market strategy for its Addison Terrace property. HACP and its partners have identified and pursued 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 has received award of Tax Exempt Bond Volume Cap from the Pennsylvania Housing Finance Agency, and is preparing to submit a full development proposal, including Rental Term Sheet, Pro Formas, Sources and Uses, schedules, and other detailed project information to HUD's Office of Public Housing Investments for approval. HACP's plan includes utilizing a variety of funding strategies, including those identified above, to finance the construction of 186 units at Addison Terrace.

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.

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 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 placements in Section 3 opportunities generated by HACP contracts is a part of the Resident Employment Program component of the REAL Family Self-Sufficiency Program.

Please see Section VI. 1 and 2 and tables VI 1-A, VI 1-B, VI 1-C, and VI 1-D for information and data on the accomplishments of the REAL Program.

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.

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.

In 2012, 5 families were assisted in purchasing a home through the program. Please see the combined homeownership statistics and analysis under Section VI. 4 and VI.5 above, and tables VI.5 – A and VI. 5 – B.

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

Outside Evaluators
In 2010, as previously reported, HACP procured an outside evaluator to assist in planning and evaluation of all Moving To Work initiatives with a focus on the rent policy. Unfortunately, a lengthy procurement process and even more lengthy contract negotiation with the selected provider delayed execution of the three year contract and prevented participation of the outside evaluator until well into the 2011 year. The selected entity, the University of Pittsburgh Graduate School of International Affairs, Center for Metropolitan Studies, has been working with us to identify and review data, and HACP meets with the Center on a monthly basis. A update on their status is below.

The Center for Metropolitan Studies (CMS) and its subcontractor, Numeritics, initiated data analysis relevant to the project, with an initial focus on the Modifed Rent Policy and the Homeownership Program. The initial summary of the data analysis progress completed relating to the Rent Policy is currently under review by HACP. A draft of the initial Homeownership Program Report, to be updated following further review and collection of an additional year of data, is attached.

In addition, the CMS and HACP continue work on other evaluation strategies and elements, with continuing focus on the Modified Rent Policy, including the following:

- The CMS developed a structured interview script that was administered to appropriate personnel at the HACP. The script was revised based on comments by HACP higher-level staff and was approved by the University of Pittsburgh's Institutional Review Board.

- The CMS developed a survey that will be administered to residents of HACP's family public housing developments. The purpose of the survey is to ascertain resident perspectives on their progress towards self-sufficiency, the effectiveness of HACP programs to support families impacted by the modified rent policy, and the overall impact of the modified rent policy. The project will target responses from 250 residents using a stratified random sample approach. The sampling approach and survey instrument are awaiting approval from the University of Pittsburgh's Institutional Review Board.

The CMS has also developed a list of metrics on which to evaluate the HACP's MTW initiatives, including initiatives other than the rent policy and homeownership program. The CMS is reviewing administrative data and working with staff from HACP to determine additional data necessary to complete the metrics and to ensure identified metrics are appropriate for evaluating program effectiveness in meeting Moving To Work objectives, and for informing HACP policy and practice.

HACP also engaged the Coro Center for Civic Leadership Pittsburgh for the short term placement of leadership program fellows on specific data gathering and analysis projects. Two eight week placements including work on gathering of additional data from homeownership program participants and residents of low income housing tax credit and market rate units in mixed finance developments. The results of these placement projects complement the work of the CMS and HACP's internal evaluations.

Section VII. Sources and Uses of Funding

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

Please see the charts at the end of this Chapter, which show 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 followed HUD's guidelines and asset management requirements including AMP-based financial statements. HACP retained the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, HACP retained full authority to move its MTW funds and project cash flow among projects without limitation. The MTW single fund flexibility, after payment of all program expenses, was utilized to direct funds to the HACP development program, wherein HACP is worked 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 were coordinated and overseen by Property Managers on a daily basis, who oversaw 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 received support in conducting these activities from the Central Office departments, including operations, human resources, modernization, Resident Self-Sufficiency, Finance, and others.

HACP Property Managers developed and monitored property budgets with support from the HACP Finance staff. Budget training was 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 were directly charged to the maximum extent possible to the AMPs.

HACP utilized 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>New Initiatives and Deviations from General Part 990 Requirements</u>

During FY 2012 the authority undertook the following initiatives to improve the effectiveness and efficiency of the Authority:

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

- HACP established and maintained an MTW cost center that held all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein was reported under the newly created Catalog of Federal Domestic Assistance number for the MTW cost center. This cost center also held some of the large balance sheet accounts of the authority as a whole. Most notably most of the banking and investment accounts were maintained within the MTW cost center.

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

- Site balance sheet accounts were limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which were generated by operating surpluses, and any resulting due to/due from balances. Some balance sheet items still reside in the MTW fund accounts, and include such things as workers compensation accrual, investments, A/P accruals, payroll accruals, payroll tax accruals, employee benefit accruals, Family Self-sufficiency escrow balances, etc. The goal of this approach was to minimize extraneous accounting, and reduce unnecessary administrative burden of performing monthly allocation entries for each, while maintaining fiscal integrity.

- All cash and investments remain in the MTW cost center during the year. Sites had a due to/due from relationship with the MTW cost center that represented cash until the authority performed its year-end accounting entries and allocated to each site a share of the cash and investments. This is a one-time entry each year for Financial Data Schedule presentation purposes and is immediately reversed on the first day of the next calendar year. This saves the authority the time and effort of breaking out the cash and investments monthly on the General Ledger.

- All frontline charges and fees to the central office cost center were reflected on the property reports, as required. The MTW ledger did not 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, were transferred from the MTW ledger or the projects to the COCC.

- The ESCO accounting was broken out to the sites for the third consecutive year. This included all assets, liabilities, debt service costs, and cost savings.

- No inventory exists on the books at the sites. A just in time system has been implemented. This new inventory system has been operational and more efficient, both in time and expense.

- Central Operations staff, many of whom performed direct frontline services such as home ownership, tenant account technician and community affairs liaisons, were 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 were allotted to the Housing Choice Voucher program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings were not commingled with Section 8 operations, enhancing the budget transparency. Section 8 program managers have become more responsible for their budgets in the same manner as public housing site managers.

- Management Information System costs were directly charged to the programs benefiting from them, e.g. the LIPH module cost was directly charged to AMPs; all indirect MIS costs were charged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This allowed for equitable allocation of the expense while saving time and effort on allocating out each invoice at the time of payment.

- MTW initiative funded work, such as contributions to the HACP development program, also funded a 10 percent administration budget, in order to adequately and commensurately fund the administrative work to support the MTW initiatives. The authority used MTW initiative flexibility to fund development and modernization related costs for various communities during FY 2012. For each construction invoice a 10 percent fee was paid to the COCC.

<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 elected 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 proposed and received approval on the following phase-in schedule and approach:

Schedule of Phased-in Management Fees for HACP –

2008 (Initial Year of Project Based Accounting)	$91.94
2009 (Year 2)	$84.99
2010 (Year 3)	$78.03
2011 (Year 4)	$78.03
2012 (Year 5 and beyond)	$78.03

The above numbers reflect 2012 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 2012 budget shows a COCC surplus; this is benefiting from $392,302 in allowed phase in management fees. As such, HACP is continuing to lock in at current levels the phase in fees as approved in the 2012 Annual Plan. HACP, as indicated above, has made dramatic cuts to its COCC staffing, in virtually every department. It has reduced staff, reduced contractors, cut administration, and made substantial budget cuts to move toward compliance with the fee revenue requirements. Nevertheless, we are not yet able to meet the 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.

As further support for this fee lock, we should note that HACP has historically had above normal 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 and Legal. In addition, HACP is governed by City laws that require City residency for all its employees. This has driven up the cost to attract and retain qualified people throughout the agency, but especially in the high cost COCC areas, where HACP has had to pay more to attract the necessary talent to perform these critical functions.

The 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 had budgeted to utilize its single fund flexibility to direct funding from the HCVP and Low Income Public Housing Program to support the HACP Moving To Work Initiatives and other activities. This included budgeting of $29,134,688 towards the HACP development program. During FY 2012 actual spending was $5,797,497 towards HACP actual Development at Garfield, Oak Hill and Addison.

HCVP MTW funds were used to cover operating subsidy payments made to its LIPH properties. The amount of $9,534,666 was reported in the Voucher Management System under the new cash management system implemented by HUD.

For Development activities, please see Section II.A. and Section IV for additional information on these projects. For resident services, please see Section IV. and Section VI., items 1 and 2 for additional information on these activities. For security and protective services, HACP has entered into contracts with Security Firms to provide security services at HACP properties to improve and enhance the safety and security of HACP communities. In addition, in 2012 HACP continued the installation of a state of the art security camera system, which will allow for centralized monitoring to supplement on the ground security services and to support efforts to prevent and prosecute crimes committed on HACP property.

VII. A. HACP 2012 Sources and Uses MTW - Actual with Planned and Variance

SOURCES

					Actual	Planned	Variance
Line Item	**LIPH**	**COCC**	**MTW S8**	**CFP**	**TOTAL MTW**	**TOTAL MTW**	**TOTALS**
Net Tenant Rental Revenue	$ 6,857,085	$ -	$ -	$ -	$ 6,857,085	**$ 6,976,488**	**$ (119,403)**
Tenant Revenue Other	$ 43,962	$ -	$ -	$ -	$ 43,962	**$ 11,400**	**$ 32,562**
HUD PHA Operating Grants	$ 38,781,002	$ -	$ 43,086,606	$ 10,893,936	$ 92,761,543	**$ 100,378,510**	**$ (7,616,967)**
S8 - Ongoing Administrative Fees Earned	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**
S8 - Housing Assistance Payments	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**
Investment Income - Unrestricted	$ 43,775	$ 13,500	$ 140,116	$ -	$ 197,391	**$ 596,081**	**$ (398,691)**
Management Fees	$ -	$ 6,995,204	$ -	$ -	$ 6,995,204	**$ 6,471,748**	**$ 523,456**
Frontline / Fee For Service Fees	$ -	$ 11,836,460	$ -	$ -	$ 11,836,460	**$ 12,221,749**	**$ (385,289)**
Fraud Recovery Funds	$ 837	$ -	$ 92,746	$ -	$ 93,583	**$ 52,374**	**$ 41,210**
Other Income	$ 1,037,207	$ 157,101	$ 472,676	$ -	$ 1,666,984	**$ 1,454,295**	**$ 212,689**
Total Revenues	**$ 46,763,869**	**$ 19,002,264**	**$ 43,792,144**	**$ 10,893,936**	**$ 120,452,213**	**$ 128,162,645**	**$ (7,710,432)**

USES

Line Item	**LIPH**	**COCC**	**MTW S8**	**CFP**	**TOTAL MTW**	**TOTAL MTW**	**TOTALS**
Administrative	$ 10,386,986	$ 10,470,223	$ 4,226,294	$ 4,455,632	$ 29,539,136	**$ 27,609,859**	**$ 1,929,277**
Asset Management Fee	$ 564,270	$ -	$ -	$ -	$ 564,270	**$ 1,453,749**	**$ (889,479)**
Tenant Services	$ 502,197	$ 104,601	$ 278,161	$ 1,427,138	$ 2,312,097	**$ 3,299,993**	**$ (987,895)**
Utilities	$ 8,530,543	$ -	$ -	$ -	$ 8,530,543	**$ 10,241,598**	**$ (1,711,055)**
Maintenance	$ 10,996,150	$ 5,483,310	$ -	$ -	$ 16,479,460	**$ 18,881,025**	**$ (2,401,565)**
Protective Services	$ -	$ -	$ -	$ 1,961,757	$ 1,961,757	**$ 4,000,000**	**$ (2,038,243)**
General / Insurance	$ 12,410,788	$ 2,438,260	$ 262,682	$ -	$ 15,111,730	**$ 33,362,139**	**$ (18,250,409)**
Other	$ 1,906,533	$ -	$ 29,153,214	$ 468,746	$ 31,528,493	**$ 33,061,817**	**$ (1,533,323)**
Debt Service Payments	$ -	$ -	$ -	$ -	$ -	**$ -**	**$ -**
Capital Budget Hard Costs	$ 2,811,336	$ -	$ -	$ 2,580,663	$ 5,391,999	**$ 13,758,000**	**$ (8,366,001)**
Other Financials	$ -	$ -	$ -	$ -	$ -	**$ 2,500,000**	**$ (2,500,000)**
Operating Transfers in	$ (9,569,339)	$ -	$ -	$ -	$ (9,569,339)	**$ (9,569,339)**	**$ -**
Operating Transfers out	$ -	$ -	$ 9,569,339	$ -	$ 9,569,339	**$ 9,569,339**	**$ -**
Total Uses	**$ 38,539,465**	**$ 18,496,394**	**$ 43,489,690**	**$ 10,893,936**	**$ 111,419,485**	**$ 148,168,179**	**$ (36,748,694)**
Excess of Revenue over Expenses	**$ 8,224,404**	**$ 505,871**	**$ 302,455**	**$ -**	**$ 9,032,730**	**$ (20,005,534)**	**$ 29,038,263**

VII. B. HACP 2012 Sources and Uses Non-MTW - Actual with Planned and Variance

SOURCES

Line Item	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	MROP	PROGRAM INC	TOTAL NON-MTW (Actual)	TOTAL NON - MTW (Planned)	TOTALS (Variance)
Net Tenant Rental Revenue	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
Tenant Revenue Other	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ -
HUD PHA Operating Grants	$ 2,280,559	$ 261,343	$ -	$ 9,639,277	$ 94,753	$ 25,430	$ -	$ 12,301,362	$ 10,238,028	$ 2,063,334
S8 - Ongoing Administrative Fees Earned	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
S8 - Housing Assistance Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Investment Income - Unrestricted	$ 9,094	$ -	$ -	$ -	$ -	$ -	$ 140,670	$ 149,765	$ 14,847	$ 134,917
Management Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Frontline / Fee For Service Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fraud Recovery Funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,877	$ (2,877)
Other Income	$ 53,991	$ -	$ -	$ -	$ -	$ -	$ 283,657	$ 337,648	$ 15,083	$ 322,565
Total Revenues	**$ 2,343,644**	**$ 261,343**	**$ -**	**$ 9,639,277**	**$ 94,753**	**$ 25,430**	**$ 424,327**	**$ 12,788,775**	**$ 10,270,835**	**$ 2,517,940**

USES

Line Item	NON-MTW S8	S8 FSS	ARRA	RHF	ROSS	MROP	PROGRAM INC	TOTAL NON-MTW (Actual)	TOTAL NON - MTW (Planned)	TOTALS (Variance)
Administrative	$ 252,429	$ -	$ -	$ -	$ -	$ 25,430	$ 18	$ 277,877	$ 245,237	$ 32,640
Asset Management Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Tenant Services	$ 8	$ 261,343	$ -	$ -	$ 94,753	$ -	$ -	$ 356,104	$ 325,219	$ 30,885
Utilities	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Protective Services	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General / Insurance	$ -	$ -	$ -	$ 1,758,079	$ -	$ -	$ -	$ 1,758,079	$ 7,557,911	$ (5,799,833)
Other	$ 2,025,753	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,025,753	$ 1,790,740	$ 235,013
Debt Service Payments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Budget Hard Costs	$ -	$ -	$ -	$ 7,881,198	$ -	$ -	$ 283,657	$ 8,164,855	$ -	$ 8,164,855
Other Financials	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Uses	**$ 2,278,190**	**$ 261,343**	**$ -**	**$ 9,639,277**	**$ 94,753**	**$ 25,430**	**$ 283,675**	**$ 12,582,668**	**$ 9,919,108**	**$ 2,663,560**
Excess of Revenue over Expenses	**$ 65,454**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 140,652**	**$ 206,106**	**$ 351,727**	**$ (145,620)**

HACP 2012 Sources and Uses COCC - Actual with Planned and Variance

SOURCES

	Actual	Planned	Variance
Line Item	**COCC**	**COCC**	**Over (under)**
Investment Income - Unrestricted	$ 13,500	$ -	$ 13,500
Management Fees	$ 6,995,204	$ 6,471,748	$ 523,456
Frontline / Fee For Service Fees	$ 11,836,460	$ 12,221,749	$ (385,289)
Other Income	$ 157,101	$ 181,520	$ (24,420)
Total Revenues	**$ 19,002,264**	**$ 18,875,017**	**$ 127,248**

USES

	Actual	Planned	Variance
Line Item	**COCC**	**COCC**	**Over (under)**
Administrative	$ 10,470,223	$ 11,035,605	$ (565,381)
Tenant Services	$ 104,601	$ 100,500	$ 4,101
Utilities	$ -	$ -	$ -
Maintenance	$ 5,483,310	$ 6,676,493	$ (1,193,184)
Protective Services	$ -	$ -	$ -
General / Insurance	$ 2,438,260	$ 392,944	$ 2,045,315
Extraordinary Maintenance	$ -	$ -	$ -
Total Uses	**$ 18,496,394**	**$ 18,205,542**	**$ 290,852**
Excess of Revenue over Expenses	**$ 505,871**	**$ 669,474**	**$ (163,604)**

HACP 2012 Capital Activity - Actual

Source:

Revenues	Item	Community	CFP	RHF	ROSS	MROP	S8 FSS	Prog Inc	Section 8	LIPH
$ 21,198,396	Available All Grants	Various	$ 10,893,936	$ 9,639,277	$ 94,753	$ 25,430	$ 261,343	$ 283,657	$ -	$ -
$ 8,608,833	Operating Transfer In	Various	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,608,833

Uses: Development

Cost	Item	Community	CFP	RHF	ROSS	MROP	S8 FSS	Prog Inc	Section 8	LIPH
$ 3,910,860	Site Prep & Infrastructure	Addison - Phases I & II	$ 351,217	$ 3,468,166	$ -	$ -	$ -	$ -	$ -	$ 91,477
$ 11,655,450	Public Improvements / Infrastructure	Garfield All Phases	$ 118,834	$ 6,171,111	$ -	$ -	$ -	$ -	$ -	$ 5,365,504
$ 624,172	New Development	Oak Hill Phase II	$ -	$ -	$ -	$ -	$ -	$ 283,657	$ -	$ 340,515
Total: $ 16,190,482			**$ 470,051**	**$ 9,639,277**	**$ -**	**$ -**	**$ -**	**$ 283,657**	**$ -**	**$ 5,797,497**

Uses: Modernization

Cost	Item	Community	CFP	RHF	ROSS	MROP	S8 FSS	Prog Inc	Section 8	LIPH
$ 719,113	Hazardous Materials Abatement	Authority-Wide	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 719,113
$ 15,383	Miscellaneous Mod Contingencies	Authority-Wide	$ 15,383	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 1,022,081	Demolition	Authority-Wide	$ 1,022,081	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 125,499	REAC - Upgrade Units - Mgmt Office	Addison Terrace / Additions	$ 69,556	$ -	$ -	$ -	$ -	$ -	$ -	$ 55,943
$ 414,109	REAC - Major Roof Repairs	Bedford Dwellings	$ 414,109	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 103,036	REAC - Electrical Switchboard	PA Bidwell	$ 103,036	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 77,391	REAC/Safety Items	Pressley	$ 77,391	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 87,299	REAC (Parapat Repairs)	Allegheny Dwellings	$ 87,299	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 2,451,256	Roofs & Demo/Electrical/REAC	Northview Heights Family	$ 1,901,083	$ -	$ -	$ -	$ -	$ -	$ -	$ 550,173
$ 25,279	REAC - Design	Murray Towers	$ 25,279	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 85,400	REAC - Concrete Work and Doors	Homewood	$ 85,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 28,513	REAC - Design	Glen Hazel Family	$ 28,513	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 173,643	REAC - Siding/Repair and Replace Concret	Glen Hazel High Rise	$ 173,643	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 305,985	REAC - Concrete Work and Windows	Caliguiri Plaza	$ 305,985	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 201,491	Historic Windows/Roof/Garbage Chute	Morse Gardens	$ 174,541	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,950
$ 274,526	REAC - Change Plumbing Lines	Carrick Regency	$ 274,526	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 114,101	REAC - Window Replacement & Falling Bri	Gualtieri Manor	$ 114,101	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 462,116	REAC - Rehab 3 to 5 Houses	Scattered Sites	$ 462,116	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 127,867	Design and Develop Neighborhood	Hamilton Larimer	$ 127,867	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 165,282	Retaining Wall Replacement	Oak Hill	$ 165,282	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 25,430	Materials at Broadhead	Broadhead Manor	$ -	$ -	$ -	$ 25,430	$ -	$ -	$ -	$ -
$ 1,459,158	Security Cameras / Services	Authority-Wide	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,459,158
$ 61,442	REAC - Plumbing Work	Mazza Pavillion	$ 61,442	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total: $ 8,525,399			**$ 5,688,633**	**$ -**	**$ -**	**$ 25,430**	**$ -**	**$ -**	**$ -**	**$ 2,811,336**

Uses: Administration

Cost	Item	Community	CFP	RHF	ROSS	MROP	S8 FSS	Prog Inc	Section 8	LIPH
$ 406,629	Dev/Mod - Program Management Services	Authority-Wide	$ 406,629	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 734,365	Resident Services - Salary	Authority-Wide	$ 734,365	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 202,787	Resident Services - Benefits	Authority-Wide	$ 202,787	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 490,285	Resident Services - Tenant Services Other	Authority-Wide	$ 490,285	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 173,956	HCV-FSS - Salary	Resident Services	$ -	$ -	$ -	$ -	$ 173,956	$ -	$ -	$ -
$ 87,386	HCV-FSS - Benefits	Resident Services	$ -	$ -	$ -	$ -	$ 87,386	$ -	$ -	$ -
$ 67,112	ROSS - Salary	Resident Services	$ -	$ -	$ 67,112	$ -	$ -	$ -	$ -	$ -
$ 27,641	ROSS - Benefits	Resident Services	$ -	$ -	$ 27,641	$ -	$ -	$ -	$ -	$ -
$ 1,961,757	Protective Services	Authority-Wide	$ 1,961,757	$ -	$ -	$ -	$ -	$ -	$ -	$ -
$ 939,429	Management Fees	Authority-Wide	$ 939,429	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total: $ 5,091,347			**$ 4,735,251**	**$ -**	**$ 94,753**	**$ -**	**$ 261,343**	**$ -**	**$ -**	**$ -**

		CFP	RHF	ROSS	MROP	S8 FSS	Prog Inc	Section 8	LIPH
$16,190,482	**Total Development:**	$ 470,051	$ 9,639,277	$ -	$ -	$ -	$ 283,657	$ -	$ 5,797,497
$8,525,399	**Total Modernization:**	$ 5,688,633	$ -	$ -	$ 25,430	$ -	$ -	$ -	$ 2,811,336
$5,091,347	**Total Adminstration:**	$ 4,735,251	$ -	$ 94,753	$ -	$ 261,343	$ -	$ -	$ -
$24,715,882	**Total Mod/Dev Budget:**	**$ 10,893,936**	**$ 9,639,277**	**$ 94,753**	**$ 25,430**	**$ 261,343**	**$ 283,657**	**$ -**	**$ 8,608,833**

Section VII. Sources and Uses of Funding - continued

A. Planned Vs. Actual Sources and Uses of Funds – Total Funds and MTW Funds
B. Planned Vs. Actual Sources and Uses of Funds – Non- MTW Funds

Narrative on significant variances from the Approved Annual Plan

Sources:

Dwelling Rental Income: Dwelling rent recognized through December 31st was below expectations by $119k. The decrease below the budgeted amount can be attributed to a reduction in occupied units. A major contributor to this was the vacating and relocation process related to the redevelopment at Addison.

HUD PHA Operating Grants: RHF was over budget by $2.1 million. The new development of Garfield phase IV was delayed causing the majority of the work to happen in 2012 rather than in 2011 as originally planned. Garfield accounted for $6.2 million of the total $9.6 million spent on RHF. CFP was under budget by $9 million for the year. The majority of this deficit came from less than anticipated Protective Services and delayed Modernization work that accounted for $7.8 million of this shortfall.

Investment Income: The investments reflect lower rates of return due to market conditions creating a lower than expected income of $264k.

Management Fees: Property / Demo Management Fees were $428k greater than anticipated. This is due to receiving a larger amount of management fees for activities than was anticipated under our local asset management program.

Frontline / Fee For Service Fee: Frontline revenue is above the budgeted $4.2 million by $500k with Management Information Services being the greatest contributing factor being $511k over budget. Fee for Service revenues are below the budgeted amount by $287k. This occurred largely due to Legal Fee for Service being under budget as the majority of their time was unbillable to the sites due to vacancies in the legal department, and the legal staff overall billed a greater portion to the COCC than anticipated.

Other Income: Of the $2 million earned, $284k was Program Income prior year proceeds used to pay the final Oak Hill Phase II payment in 2012. The top sources for other income for LIPH were recovered legal fees, administration fees, forfeiture funds and accrual adjustments to the legal contingent liability and fire loss liability accounts. These items account for $784k of the total of $2 million. The largest other income sources for MTW Section 8 were an accrual adjustments to the legal contingent liability account for $100k and a financial adjustment of $351k for port-ins from other housing authorities.

Uses:

Administrative: Administration – Other / Frontlines are over by $1.4 million from Capital related activities. These capital activities include Architectural and Engineering fees, Construction Management services along with other non-capitalized soft costs for modernization work.

Tenant Services: Salary and Benefits were under by $283k as this is related to vacant positions not being filled. Tenant Services Other/Frontlines are under budgeted by $270k. This is as a result of programs not expensing as much as was projected. Also, relocation was budgeted at $509k for the year but only spent $80k. Relocation was under spent due to the majority of the Addison relocation occurring by the end of 2011.

Utilities: The utility cost savings related to the ESCO Contract was significantly greater than anticipated.

Maintenance: Maintenance labor and benefits were under the anticipated budget by $1.4 million. Materials and Contracts were down by $1 million, the largest contributor being a landscaping services contract of $500k that was not approved by the board until July 28th. By year-end there was only $118k spent on landscaping authority-wide.

Protective Services Other Contract Costs: Protective Services Contract costs were under budget for the year by $2 million. This is attributable to security contract payments spending slower than estimated. Also, the budget included the possibility for increased levels of security services that were not implemented.

General: The amount of $35 million was budgeted for the redevelopment of Addison for the year. In 2012 there was only $3.8 million contributed to the redevelopment. The majority of the expense occurred at the end of 2011.

Capital Budget Hard Costs: The expectation of a new office building was budgeted for $4 million in 2012 but account for zero dollars spent against the budget. Making up most of the remaining deficit was the $6.2 million spent on the Garfield development, as it was budgeted in a prior year but occurred in 2012.

Section VIII. Administrative

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

A. Description of progress on the correction of elimination of observed deficiencies citied in monitoring visits, physical inspections, or other oversight and monitoring mechanisms.

HACP does not have any unresolved observed deficiencies. Urgent items identified in prior year physical inspections have been addressed and reported to HUD as required, while other physical deficiencies continue to be addressed through a variety of strategies.

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. Please see Section VI for information on the status of that work.

C. Performance and Evaluation Report for Capital Fund activities not included in the MTW Block Grant

HACP did not have any Capital Fund activities not included in the MTW Block Grant in 2012.

D. Agency Certification

HACP certifies that it has met the three statutory requirements of: 1) assuring that at least 75% of the families assisted by the HACP are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

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Caster D. Binion, Executive Director 3/30/2013

Table A-1 – Unit Sizes of Households Served, Jan. 1, 2001 - Jan. 1, 2012 - Jan. 1 2013

Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**
Family	568	763	**803**	1434	959	**967**	1427	823	**838**	300	188	**184**	84	33	**31**	3813	2766	**2823**
Elderly	1146	861	**842**	287	240	**243**	0	86	**82**	0	18	**15**	0	0	**0**	1433	1205	**1182**
Total	1714	1624	**1645**	1721	1199	**1210**	1427	909	**920**	300	206	**199**	84	33	**31**	5246	3971	**4005**

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**
Family	669	1289	**1306**	1418	1682	**1643**	1119	1411	**1199**	207	298	**236**	27	59	**47**	3440	4739	**4431**
Elderly	325	491	**494**	118	152	**165**	15	42	**45**	1	5	**6**	0	1	**1**	459	691	**711**
Total	994	1780	**1800**	1536	1834	**1808**	1134	1453	**1244**	208	303	**242**	27	60	**48**	3899	5430	**5142**

Total Public Housing and HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**	1/1	1/12	**1/13**
Family	1237	2052	**2109**	2852	2641	**2610**	2546	2234	**2037**	507	486	**420**	111	92	**78**	7253	7505	**7254**
Elderly	1471	1352	**1336**	405	392	**408**	15	128	**127**	1	23	**21**	0	1	**1**	1892	1896	**1893**
Total	2708	3404	**3445**	3257	3033	**3018**	2561	2362	**2164**	508	509	**441**	111	93	**79**	9145	9401	**9147**

HACP - LIPH and Section 8 Occupancy 01/01/01 to 01/01/13

	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	1/1/2013
LIPH Family	3813	3489	3612	3573	3437	3280	3135	3017	2919	2879	2934	2766	**2823**
LIPH Elderly	1433	1355	1313	1248	1219	1218	1269	1211	1195	1132	1100	1205	**1182**
HCV Family	3440	3891	3973	4496	4786	6076	5649	4954	4651	4463	4538	4739	**4431**
HCV Elderly	459	472	555	581	560	592	588	609	596	600	672	691	**711**
Totals	**9145**	**9207**	**9453**	**9898**	**10002**	**11166**	**10641**	**9791**	**9361**	**9092**	**9244**	**9401**	**9147**

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/02, 1/1/03, 1/1/04, 1/1/05, 1/1/06, 1/1/07, 1/1/08, 1/1/09, 1/1/10, 1/1/11,1/1/12, 1/1/13

Table A -2 – Income of Households Served, Jan. 1, 2001 - Jan. 1, 2011 – Jan. 1, 2012, Jan. 1, 2013

Public Housing

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Number	3867	3033	**3016**	1047	680	**670**	273	192	**228**	53	66	**91**	5246	3971	**4005**
Percent	74%	76%	**75%**	20%	17%	**17%**	6%	5%	**6%**	1%	2%	**2%**	100%	100%	**100%**

HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Number	2723	**4164**	**3942**	980	**1102**	**1052**	192	**158**	**138**	4	**6**	**10**	3899	**5430**	**5142**
Percent	70%	**77%**	**77%**	25%	**20%**	**20%**	5%	**3%**	**3%**	0.10%	**0.01%**	**0%**	100%	**100%**	**100%**

Total Public Housing and HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**
Number	6590	**7197**	**6958**	2027	**1782**	**1722**	471	**350**	**366**	57	**72**	**101**	9145	**9401**	**9147**
Percent	72%	**77%**	**76%**	22%	**19%**	**19%**	5%	**4%**	**4%**	1%	**0.7%**	**1%**	100%	**100%**	**100%**

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/10, 1/1/11,1/1/12

Table A-3 – Pittsburgh Area (Allegheny County) Median Family Income Levels by Family Size - 2013

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% of Median	$13,700	$15,650	$17,600	$19,550	$21,150	$22,700
50% of Median	$22,800	$26,050	$29,300	$32,550	$35,200	$37,800
80% of Median	$36,500	$41,700	$46,900	$52,100	$56,300	$60,450

HUD Metro FMR Area: Median Income $65,100

Table A-4– Race / Ethnicity of Households Served, Jan. 1, 2001 - Jan. 1, 2011 – Jan. 1, 2012 - Jan. 1, 2013

Public Housing

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	3636	2531	**2554**	165	201	**225**	2	25	**34**	2	3	**3**	8	6	**7**	3813	2766	**2823**
Elderly	1008	991	**978**	399	193	**183**	22	13	**14**	1	3	**3**	3	5	**4**	1433	1205	**1182**
Total	4644	3522	**3532**	564	394	**408**	24	38	**48**	3	6	**6**	11	11	**11**	5246	3971	**4005**

HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	2336	3843	**3578**	800	827	**782**	7	47	**43**	3	12	**15**	294	10	**13**	3440	4739	**4431**
Elderly	183	416	**450**	265	262	**249**	2	5	**4**	1	4	**6**	8	4	**2**	459	691	**711**
Total	2519	4259	**4028**	1065	1089	**1031**	9	52	**47**	4	16	**21**	302	14	**15**	3899	5430	**5142**

Total Public Housing and HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/01	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	5972	6374	**6132**	965	1028	**1007**	9	72	**77**	5	15	**18**	302	16	**20**	7253	7505	**7254**
Elderly	1191	1407	**1428**	664	455	**432**	24	18	**18**	2	7	**9**	11	9	**6**	1892	1898	**1893**
Total	7163	7781	**7560**	1629	1483	**1439**	33	90	**95**	7	22	**27**	313	25	**26**	9145	9401	**9147**

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/09, 1/1/10, 1/1/11, 1/1/12, 1/1/13

Table A-5 – Unit Sizes Of Households Containing Disabled Residents – January 1, 2011 - January 1, 2012 _ January 1, 2013

Public Housing

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	325	529	**570**	374	253	**250**	221	182	**206**	59	38	**44**	11	13	**10**	990	1015	**1080**
Elderly	714	509	**507**	38	164	**166**	0	51	**52**	0	11	**8**	0	0	**0**	752	735	**733**
Total	1039	1038	**1077**	412	417	**416**	221	233	**258**	59	49	**52**	11	13	**10**	1742	1750	**1813**

HCV (Section 8)

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	746	868	**836**	426	477	**454**	237	252	**251**	62	66	**61**	11	9	**12**	1482	1672	**1614**
Elderly	367	373	**378**	125	128	**139**	32	36	**36**	5	5	**6**	1	1	**1**	530	543	**560**
Total	1113	1241	**1214**	551	605	**593**	269	288	**287**	67	71	**67**	12	10	**13**	2012	2215	**2174**

Total Public Housing and HCV (Section 8)

	Eff / 1 Bedroom			2 Bedrooms			3 Bedrooms			4 Bedrooms			5+ Bedrooms			Total		
	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**	1/1/11	1/1/12	**1/1/13**
Family	1071	1397	**1406**	800	730	**704**	458	434	**457**	121	104	**105**	22	22	**22**	2472	2687	**2694**
Elderly	1081	882	**885**	163	292	**305**	32	87	**88**	5	16	**14**	1	1	**1**	1282	1278	**1293**
Total	2152	2279	**2291**	963	1022	**1009**	490	521	**545**	126	120	**119**	23	23	**23**	3754	3965	**3987**

Source: HACP MIS rent roll profile of 01/01/13

The HACP uses the definitions of disabilities used by the Social Security Administration. All households counted in Table A-5 are public housing or HCV (Section 8) households in which the leaseholder has a verified SSI disability lowering rent payments. Members of the family with disabilities who are not the designated head of household are not included.

Table A-6– Race / Ethnicity of Disabled Households Served - Jan. 1, 2009 – Jan. 1, 2010 – Jan. 1, 2012, Jan. 1, 2013

Public Housing Disabled Households

	Black			White			Hispanic			Asian			Other			Total		
	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**
Elderly	503	609	**614**	205	113	**105**	9	9	**10**	1	3	**3**	1	1	**1**	716	735	**733**
Family	703	855	**906**	2	145	**159**	13	12	**13**	5	1	**0**	3	2	**2**	729	1015	**1080**
Total	1206	1464	**1520**	207	258	**264**	22	21	**23**	6	4	**3**	4	3	**3**	1445	1750	**1813**

HCV (Section 8) Disabled Households

	Black			White			Hispanic			Asian			Other			Total		
	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**
Elderly	267	332	**356**	164	202	**198**	4	5	**4**	1	2	**2**	3	2	**2**	439	543	**562**
Family	1034	1179	**1135**	467	457	**441**	14	15	**14**	5	8	**8**	10	13	**14**	1530	1672	**1612**
Total	1301	1511	**1491**	631	659	**639**	18	20	**18**	6	10	**10**	13	15	**16**	1969	2215	**2174**

Total Race / Ethnicity of Disabled Households Served - Jan. 1, 2006

	Black			White			Hispanic			Asian			Other			Total		
	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**	1/1/09	1/1/12	**1/1/13**
Elderly	770	941	**970**	369	315	**303**	17	14	**14**	6	5	**5**	6	3	**3**	1168	1278	**1295**
Family	1737	2034	**2041**	469	602	**600**	23	27	**27**	6	9	**8**	11	15	**16**	2246	2687	**2692**
Total	2507	2975	**3011**	838	917	**903**	40	41	**41**	12	14	**13**	17	18	**19**	3414	3965	**3987**

Source: HACP MIS archived rent roll profile of 1/1/08, 1/1/09, 1/1/10, 1/1/11,1/1/12,1/1/13

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.

Table A-7– Income of Disabled Households Served – Jan. 1, 2010 - Jan. 1, 2011 – Jan. 1, 2012 - Jan. 1, 2013

Public Housing Disabled Households

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**
Number	1188	1452	**1485**	225	246	**253**	37	42	**62**	11	10	**13**	1461	1750	**1813**
Percent	81%	83%	**82%**	15%	14%	**14%**	3%	2%	**3%**	1%	.6%	**1%**	100%	100%	**100%**

HCV (Section 8) Disabled Households

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**
Number	1625	1864	**1814**	332	331	**339**	24	18	**20**	1	2	**1**	1982	2215	**2174**
Percent	82%	84%	**83%**	17%	15%	**16%**	1%	.8%	**1%**	0%	0%	**0%**	100%	100%	**100%**

Total Income (Public Housing and Section 8) of Disabled Households Served - Jan. 1, 2010 – Jan. 1, 2011 – Jan. 1, 2012 - Jan. 1, 2013

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**	1/1/10	1/1/12	**1/1/13**
Number	2813	3316	**3299**	557	577	**592**	61	60	**82**	12	12	**14**	3443	3965	**3987**
Percent	82%	84%	**83%**	16%	15%	**15%**	2%	1.5%	**2%**	0%	.3%	**0%**	100%	100%	**100%**

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.