



2020 Moving to Work Annual Plan

Submitted 10/11/19

Photo by Larry Shank
Editing by Marjorie Thompson

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Submitted on 10/11/2019

**Housing Authority of the City of Pittsburgh
Moving To Work Annual Plan
FY 2020**

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I. INTRODUCTION

The Housing Authority of the City of Pittsburgh (HACP) is committed to building better communities and improving the lives of the families who reside in HACP housing. Throughout ~~2019~~2018, the HACP strove to provide its 20,000 customers with high quality, safe housing; while working to provide additional housing opportunities to the thousands of Pittsburgh families currently waiting to find suitable, affordable housing accommodations.

The HACP has demonstrated a firm commitment to expanding our affordable housing portfolio to help meet the City of Pittsburgh's growing demand. This will be accomplished by developing hundreds of new units in locations throughout the city – including mixed-income developments in the ~~Uptown, Larimer/East Liberty, Homewood~~East-End, Hill District, ~~Glen Hazel~~, and the North Side, as well as ~~Scattered s~~Site housing located throughout the city limits.

As Pittsburgh's renaissance continues, the HACP is taking measures to ensure that Pittsburgh's most vulnerable residents – our senior citizens, our disabled individuals and our low-income working families also are able to enjoy the benefits of our city's renaissance. These are just a few of the factors as to why it is essential to rebuild an adequate supply of affordable housing, and why the HACP is committed to creating a variety of new affordable homes.

In addition to our efforts to develop safe, affordable housing, the HACP is also poised to move forward with efforts to assist the 20,000 Pittsburgh residents who currently reside in an HACP home or receive support through our voucher program. We provide our residents with the tools they need to become upwardly mobile and attain a higher quality of life. We provide training and employment opportunities to any HACP resident who is committed to achieving self-sufficiency.

Residents continue to enroll in our Family Self-Sufficiency (FSS) Program – working hard every day to provide a better life for their families through participation in training programs designed to produce quality, sustainable employment opportunities. We are changing the face of affordable housing in communities like ~~Sandstone Quarry (previously known as Allegheny Dwellings Phase I)~~, Skyline Terrace and Larimer/ East Liberty ~~Choice Neighborhoods~~. More importantly, we are helping to change the lives of the residents who call these communities their home.

A. Overview of the HACP's Moving To Work Goals and Objectives

The Housing Authority of the City of Pittsburgh (HACP)'s overarching Moving To Work (MTW) Goals are as follows:

1. To reposition the HACP's housing stock to preserve and expand affordable housing options and stabilize neighborhoods. These efforts are designed to result in housing that is competitive in the local housing market, is cost-effective to operate, provides a positive environment for residents, and provides broader options of high-quality housing for low-income families.
2. To promote independence for residents via programs and policies that promote work and self-sufficiency for those who are able to work; and, promote independent living for the elderly and disabled.
3. To increase housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing tenant-based rental assistance and other available resources.

B. Long-Term Goals and Vision

The HACP's vision for its MTW Program is built around three (3) major themes that together will achieve the statutory objectives of the MTW Demonstration Program.

- *Theme one* is to reposition the HACP's housing stock to compete in the local market, stabilize neighborhoods, improve operational efficiencies, and expand housing choices for low-income families.
- *Theme two* is to promote self-sufficiency and independent living through a variety of enhanced services and policy adjustments. These programs and policies are designed to provide incentives to work for adult, able bodied, non-elderly heads of households and family members, and to promote social and academic achievement for children and youth. In addition to increasing economic self-sufficiency among assisted families, these programs and policies are expected to result in increased revenue for the HACP (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 within the larger housing market).
- *Theme three* is to increase housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing rental assistance and other available resources.

Theme One: Repositioning of HACP's Housing Stock

Since the initial HACP MTW Annual Plan was submitted in 2001, a major component of the HACP's MTW strategy has been to reposition the HACP's housing stock through a) preservation of successful developments and b) revitalization of distressed developments through strategic investments that ~~integrate~~ link public housing properties to their surrounding neighborhoods that will serve as a catalyst for the expansion of public and private investments in revitalizing neighborhoods, and act as a driver of other public and private investments to revitalize entire neighborhoods.

Initiated prior to the MTW, through three (3) HOPE VI redevelopment projects and continued through the MTW Program, the HACP has achieved great success.

A by-product of these redevelopment efforts is a reduced number of traditional, public housing units. This has been balanced by the addition of new affordable units supported by tax credits, project-based housing choice vouchers, and new units rented at market rates. In some of the HACP's mixed finance/mixed-income developments, a portion of the market rate units are rented at levels affordable to some low-income (80% of AMI) households. Traditional Housing Choice Vouchers also support low-income families and occupancy of units available in the private market. It should be noted that our efforts have also reduced housing densities in communities, provided mixed-income housing and provides housing with modern conveniences.

~~In recent years, however,~~ The City of Pittsburgh has experienced rapid growth in the technology and healthcare industries in recent years and this has resulted in attracting high-end developers meeting to meet the supply and demand of influx of higher income residents moving into the region. Neighborhoods once abundant with affordable market rate rents have experienced a surge in pricing for both new and existing units. Low-income families, including those utilizing Housing Choice Vouchers, have increasing difficulty locating affordable homes in neighborhoods of opportunity and are increasingly priced-out of additional neighborhoods as the market continues to shift. There is a lack of affordable units in the City of Pittsburgh that disproportionately affects families at and below 30 percent (30%) of area median income. The HACP recognizes the affordable housing need and is working to address these concerns through a variety of strategies, including increasing landlord outreach and the development of a payment standard reflective of the increasing cost of housing. One (1) core strategy continues to be the creation of new, affordable units supported by tax credits and project-based vouchers. This approach has enabled the HACP to continue serving substantially the same number of families as would have been served, absent the MTW demonstration designation.

In 2012 and 2013, considering the diminishing availability of continued erosion of funding available for affordable housing development and redevelopment, the HACP engaged in extensive collaborative work with the Department of Housing and Urban Development (HUD) and other partners to develop new mechanisms for financing redevelopment of distressed properties. The resulting Step Up To Market Financing Program, as detailed in Section IV, was

designed to be a key component of future HACP repositioning activities.

The HACP has also ~~continued to~~ invested in its housing stock ~~in recent years~~, including ~~activities completion of partial comprehensive modernization renovation such as those indicated~~ as noted below and in Section II. The HACP completed phases I, II and III of Addison redevelopment resulting in 263 new Project-Based Voucher (PBV) units and Phase I of Larimer Redevelopment resulting in 29 PBV units.

The HACP has also implemented an Energy Performance Contract for improvements that included the installation of energy efficient and cost saving geothermal heating (and cooling) systems at several developments. The HACP is committed to continuing these preservation and revitalization efforts to the greatest extent feasible with the funding available throughout the MTW demonstration. The HACP has also successfully implemented a new MTW local non-traditional development program, PBV/Gap Financing program, to support various private developers/owners in development and preserving low-income affordable housing in various mixed-finance projects throughout the city since 2016.

The charts at the end of this chapter shows projected sources of funds that can be used for capital projects, and projected uses of those funds over the next ~~five (5)~~ten (10) years. All of these numbers reflect projected obligations (not expenditure) of funds and are projections only and are subject to change based upon funding levels and opportunities, financial and real estate market conditions, new or changing regulations or requirements, or other unforeseen developments. The highlights of this plan relating to the repositioning of the HACP's Housing Stock are as follows:

Development	FY 2020 19 Plans
Addison Terrace Phase III	Project construction is complete, and property is fully occupied.
Larimer/East Liberty Phase II	This phase is part of Larimer/East Liberty Choice Neighborhoods Implementation Grant (CNIG) Program. It will result in approximately 150 mixed-income rental units. Seventy-Five (75) of the stated 150 will be assisted via transferred HUD Multifamily Housing Assistance Payments (HAP). Building construction started in November 2017 and plans to be completed by April 2019.
Larimer/East Liberty Phase III	Also known as Larimer/East Liberty Phase 3A (New construction, mixed-use development). This phase is part of Larimer/East Liberty CNIG Program. Approximately 42 mixed-income rental units will be developed with a 9% low-income housing tax credit application that will be submitted in November 2019. Construction would will start in 2021 0 . The mixed-use building of this phase will include a 4,800-square feet of commercial/retail space on Larimer Avenue corridor.
Larimer/East Liberty Phase IV	This phase of Larimer/East Liberty CNIG housing development. Also known as Larimer/East Liberty Phase 3B (is comprised of adaptive reuse and mixed-use of a historic Larimer School and historic, adaptive reuse project and new construction of townhomes). There will be a total of approximately 42 units. The Phases III and IV will This phase is part of Larimer/East Liberty CNIG Program. The Phases 3A and 3B are clustered in Larimer

	Avenue and Winslow Street. This P phases will consist of approximately 42 mixed-income rental units and. The project will be financed with a 9% low-income housing tax credit which was awarded in July 2019-application scheduled for submission in November 2018.
Larimer/East Liberty Large-family Scattered Site Replacement units	The HACP's instrumentality, ARMDC, and its co-developer, McCormack Baron Salazar, of Larimer/East Liberty CNIG Program will use a conventional public housing development method to develop two (2) 35 -bedroom units and one (1) 56 - bedroom replacement units in the Larimer neighborhood. The Development, Site Acquisition proposals, and implementation will be done based on public housing development regulations.
Bedford Dwellings Redevelopment (Choice Neighborhoods Implementation Grant and the initial phases of housing development)	Although the 2018 CNIG application was unsuccessful, the HACP and ARMDC will continue to explore and work with public and private partners to identify the best opportunities to generate replacement units for the Somers Drive section of Bedford Dwellings in the Hill District. These opportunities can include a PBV/Gap Financing partnership with Urban Redevelopment Authority's qualified developers to implement part of the 2018 Choice Neighborhoods Transformation Plan on Centre Avenue Corridor. In addition, the strategy may also include rehabilitation of the existing Somers Drive public housing buildings. Mixed-finance new construction of replacement units is also an option. The HACP (lead grantee) and the City of Pittsburgh (co-grantee) submitted the final transformation plan in June 2018 to fulfill the FY 2015/2016 CN Planning Grant program for Bedford Dwellings/Hill District. The HACP and its partners will submit a FY 2018 CNIG Application (\$30M) to HUD by the application deadline. The CNIG application is focused on a 5-7 year redevelopment plan for lower section of Bedford Dwellings and off-site mixed-income housing in CN target area. The ARMDC and its co-developer, TREK Development Group, will concurrently move forward with planning and predevelopment activities of the first phase of the Bedford Dwellings redevelopment in 2018 and 2019.
Northview Heights Midrise	The HACP will construct an 87-unit new replacement building with up to 43 units on 3.96 acres of vacant land within the community. The HACP will submit a four percent (4%) Low-Income Housing Tax Credit (LIHTC) application in June of 2017 2020. Opportunities for funding for the project are being considered and pursued, with financial closing and possible construction to begin in 2021 2019 . The HACP is also considering additional sites throughout the City of Pittsburgh to construct new units to serve as a one-for-one replacement of the units currently located in the

	existing, Northview Heights Highrise building.
Scattered Site Improvement Planning	The HACP will continue to review various asset management and housing rehabilitation options to improve the quality of housing stock and preserve long-term affordability of scattered site units.
Allegheny Dwellings Phase I Redevelopment (recently now renamed Sandstone Quarry Apartments)	This project is completed and occupied. Sixty-five A total number of (65) units of mixed-income units (47 affordable/ 18 market rate units), consisting of one, two and three (3) bedroom units are constructed will be built on-site and along Federal Street. This is a A four percent (4%) tax credit LIHTC award application was submitted on June 30, 2017 and was awarded. Forty-seven All (47) affordable units are will be PBV assigned units. The Project closing was held in December 2017 and is financed in part by the HACP MTW capital budget, program income, conventional/soft loan and apportioned 4% tax credits. Phase I was is anticipated to be completed in the first quarter of 2019.
Crawford Square	Crawford Square is a pre-existing LIHTC supported mixed income development overlooking downtown Pittsburgh and located a few blocks from the HACP owned mixed finance development Bedford Hill. The HACP collaborated with the Urban Redevelopment Authority and the current property owners to develop a solution to maintain the affordable units as the property entered the final year of its tax credit affordability period in 2016. Tax credit resyndication took place to ensure the preservation of 194 affordable units at Crawford Square. The HACP also provided a Gap Financing loan to support this endeavor. As a mechanism to preserve 194 affordable units at Crawford Square, re-syndication of tax credits, the HACP and its partners will re-syndicate the tax credits at the property and become a partial owner. Of the 194 units, 60 will be designated as PBV units and 134 will remain as LIHTC units. The project closed June 4 – 6, 2018. The developer received their notice to proceed on June 11, 2018 and construction is scheduled to be completed by January of 2020 November 2019.
Manchester	Manchester is an early HOPE VI mixed-finance redevelopment with 86 units. The LIHTC compliance period ended in 2016 and the HACP and its partners acquired the property in 2017. The HACP proposes to preserve the 86 affordable rental units for the next 20-year period through re-syndication and will submit a LIHTC application in June of 2019 2020. In addition, the HACP is considering the new construction of up to forty (40) new units on vacant parcels of land throughout the Manchester neighborhood. The HACP/ARMDC will also work to complete pre-development activities and consider opportunities for additional funding.

Turnkey Development of Scattered Sites Total projected units:	<p>Two Community Development Groups/Faith-based organizations were selected in 2016 to develop up to fifty (50) turnkey units over the next successive (five years). Turnkey development of twenty(20) sScattered Ssites in the East Liberty Neighborhoods is managed by East Liberty Development Corporation. (ELDI). Phase I and Phase II is complete for a total of eighteen (18) units. The remaining Phase III constituting an additional two (2) units is nearing completion and project close-out. The project for twenty (20) units is nearing completion. Additional 22 units managed by the Amani Christian Community Development Corporation (ACCD) are separately managing Turnkey Development of Scattered Sites in the Middle Hill District for a total of twenty-two (22) units. This is currently in the design and pre-development stage. The remaining 8 units of the 50 projected units have not been assigned.</p>
Addison Terrace Phase IV (Kelly Hamilton HomesHomewood Redevelopment) Total projected units:	<p>The HACP and its private co-development partner, Keith B. Key Enterprises (KBK) was awarded submitted a four percent LIHTC award application in May 2017 and. Bond closing occurred on December 29, 2017, and final financial closing is scheduled for 2018 and reached financial closing in March 2019. The former Kelly St high-rise site in Homewood has been disposed to the project as a main portion of the site, which will consist of 58 units total, 42 LIHTC units and 16 market rate units. This development is currently under construction and is expected to be completed by December 2019. MTW funds will be used to prepare the site and construct the units.</p>
St. Clair and vacant lots Total projected units:	<p>The The appraisal report for St. Clair is complete and negotiation is currently underway with the Urban Redevelopment Authority (URA) has provided its final offer for the former St. Clair Village property. The redevelopment plan for the property is intended to be a part of a greater plan that will enable repurposing vacant properties located within the City of Pittsburgh. The completed St. Clair disposition application Once complete, the HACP will undertake a disposition application process to be submitted for St. Clair. was submitted to HUD on August 9, 2019 for review and approval.</p>
Disposition and or redevelopment of vacant properties	<p>The HACP continues to plan for potential disposition and/or mixed finance development of vacant properties at Garfield Heights, Bedford Dwellings, St. Clair Village, Kelly Street in Homewood, and at Cove Place in Glen Hazel. Vacant properties located within the Glen Hazel community are not included in RAD and St. Clair Village and Kelly Street are former LIPH communities prime for redevelopment.</p>

Elmer Williams Square	The project consists of 36 rehabilitated units and 1 new construction unit, total 37 units. Two (2) units will also be fully accessible and meet Uniform Federal Accessibility Standards. All 37 units will be subsidized by HCV PBVs. The project is expected to be completed and leased up by 2020. Financial closing took place on 6/14/18. The property is currently under construction. Planned date of completion: 7/31/2019.
Miller Street Apartments	Identified through the PBV Plus Gap competitive selection process in 2016. The HACP has awarded nine (9) PBV units and gap financing for the project located in the Crawford Roberts Neighborhood in the Middle Hill District. The Project is currently under construction and is anticipated to be completed in the first quarter of 2019.
City's Edge	Identified through the PBV Plus Gap competitive selection process in 2018. The HACP has committed to awarding 77 PBV Units and gap financing for the project located in the Uptown Neighborhood of Pittsburgh. The development is a new Construction, mixed-use, mixed-income, nine-story, condominium, elevator building. It will have 110 units total, 77 of which will be supported by Project-Based Vouchers, and 33 will be Market Rate. There will be a commercial component of the property that includes a parking garage and proposed space for a daycare, after school program, MBE/WBE incubation space, restaurant, medical care facility, business center, and a fitness room.
Acquisition and Build-Out of New Administrative Space and Disposition of HACP Office	The HACP purchased office space located at 412 Boulevard of the Allies (f.k.a. 420 Boulevard of the Allies) on September 20, 2018. is in the process of acquiring a new office space, which is expected to take place on September 20, 2018. The new space, 420 Boulevard of the Allies, will be renovated to suit the needs of the HACP's staff. The HACP will also dispose of its current administrative space located in the John P. Robin Civic Building, which is expected to take place in 2020. All moving for the new space should be completed by the end of 2020 summer of 2019.
Oak Hill RAD	A nine percent (9%) tax credit application will be submitted to the PHFA in 2019 for the Oak Hill Major Reconstruction of Obsolete Properties (MROP) units. If awarded, a closing for this phase should take place by the end of 2020. A Converted Awaiting Transfer request will be has been submitted to approved by HUD for early demolition of the units in the meantime.

2017 PBV/Gap Financing RFP (MTW Local Non-Traditional activity)	1. City's Edge: In process of preparing for financial closing by the end of 2018. (For more details, refer to the "City's Edge" section above.) 2. Lemington Senior Housing: In process of planning and predevelopment including other funding applications. 54 PBV Units, 54 Total Units 3. Western Restoration: In process of planning and predevelopment including other funding applications.
2018 PBV/Gap Financing RFP (MTW Local Non-Traditional activity)	1. City's Edge: In the process of preparing for financial closing by the end of 2019. (For more details, refer to the "City's Edge" section above.) 2. North Negley Residences: In process of planning and predevelopment. 10 PBV Units, 77 Total Units 3. New Granada Square: In process of predevelopment. 10 PBV Units, 40 Total Units 4. Herron Ave/Ossippee Homes: In process of planning and predevelopment 24 PBV Units, 24 Total Units 5. Western Restoration: In process of planning and predevelopment including other funding applications. 24 PBV Units, 96 Total Units 6. New Granada Square: In process of predevelopment 10 PBV Units, 40 Total Units 7. Lexington Technology Park: In process of planning and predevelopment 50 PBV Units, 125 Total Units

Pursuit of Rental Assistance Demonstration (RAD) Conversions

In order to secure the long-term viability of its existing housing stock, the HACP is pursuing conversion of some public housing units to HUD contracts for multi-family housing rental assistance through the Rental Assistance Demonstration (RAD) Program. The HACP ~~has completed RAD Conversion received approval~~ for the following properties:

- Glen Hazel Family Community and Glen Hazel High Rise (Conversion in 2018)
- ~~Murray Towers~~
- Oak Hill (Conversion in 2017)
- ~~New Pennley Place~~

~~RAD Financial closing is expected to occur~~ for Glen Hazel Family Community and Glen Hazel High Rise in 2018. Rehabilitation and relocation activities of Glen Hazel RAD will be completed in 2020. Oak Hill Phase I and Phase II-Wadsworth subphase were converted to HUD project based rental assistance through RAD in 2017. MROP public housing buildings (originally built in 1941) in Oak Hill Phase I have been approved for demolition and replacement of the 80 MROP public housing units. Oak Hill's master developer will continue its efforts of securing development funds to complete the replacement of the MROP units. ~~will submit a nine percent tax credit application in 2019. If awarded, a closing for this phase should take place by the end of 2020. Lastly, after further financial consideration HACP has decided not to pursue RAD conversion for Murray Towers and New Pennley Place. The properties will continue as a~~

~~public housing and mixed finance communities respectively.~~
~~Additional information on the planned conversion of the above properties is included in Section~~
~~II and Appendix IV.~~

Long Term Development and Redevelopment Funding Projections

Below are two (2) charts showing projected funding obligations over the next five (5) years.

Not included in the charts are funding and financing strategies, including those that use MTW funding flexibility and support and leverage MTW funds to support redevelopment of these properties. As funding opportunities and financing mechanisms change, and creative approaches are devised, the 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, Historic Tax Credits, and/or New Market 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-Based Voucher:** Project basing ~~up to 500~~ Housing Choice Vouchers.
 - The HACP's Moving to Work *Step Up To Market Financing Program*.
 - **Gap Financing program, an MTW local non-traditional development sources approved by HUD**
 - Any and all other opportunities and mechanisms that are available or can be identified that will assist the HACP in furthering its goals under MTW and under the LIPH and HCV programs.
-

Sources	Projected Sources	2020	2021	2022	2023	2024	5-Year SubTotals
	MtW Funding (HCV)	8,285,933	8,285,933	8,285,933	8,285,933	8,285,933	41,429,665
	CFP Projected Future Funding	11,307,186	10,000,000	10,000,000	10,000,000	10,000,000	51,307,186
	Program Income	1,000,000	500,000	0	0	0	1,500,000
	MtW Reserves	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000	50,000,000
	Total All Projected Sources	30,593,119	28,785,933	28,285,933	28,285,933	28,285,933	144,236,851

Uses	Proposed Uses		2020	2021	2022	2023	2024	5-Year SubTotals
	HACP-WIDE	Administrative	1,130,719	1,500,000	1,500,000	1,500,000	1,500,000	7,130,719
		Security	5,989,625	5,989,625	5,989,625	5,989,625	5,989,625	29,948,125
		Hazardous Materials	100,000	100,000	100,000	100,000	100,000	500,000
		Environmental	80,000	80,000	40,000	40,000	80,000	320,000
		Green Physical Needs Assessment & Integrated Energy Audit	194,000	0	0	0	0	194,000
		Utility Systems Engineering	0	0	0	0	0	0
		Architectural/Engineering	2,000,000	2,000,000	2,000,000	2,000,000	594,035	8,594,035
		Construction Management	1,000,000	1,000,000	1,000,000	1,000,000	0	4,000,000
		Site Improvements	500,000	500,000	500,000	500,000	500,000	2,500,000
		Legal	100,000	100,000	100,000	100,000	100,000	500,000
		UFAS 3rd Party Certifications	25,000	25,000	25,000	25,000	25,000	125,000
		Relocation	50,000	50,000	50,000	50,000	50,000	250,000
		Resident Services	2,296,308	2,296,308	2,296,308	2,296,308	2,296,308	11,481,540
	Subtotal HACP-Wide Uses		13,465,652	13,640,933	13,600,933	13,600,933	11,234,968	65,543,419
	Subtotal Development		16,050,591	20,000,000	14,500,000	30,000,000	23,000,000	103,550,591
	Subtotal Modernization		200,000	5,788,281	715,550	9,629,251	8,486,221	24,819,303
	Total All Proposed Uses		29,716,243	39,429,214	28,816,483	53,230,184	42,721,189	193,913,313

Proposed Development	2020	2021	2022	2023	2024	5-Year Subtotals
HACP Headquarters	3,000,000	0	0	0	0	3,000,000
Larimer CN Phase 4	2,000,000	0	0	0	0	2,000,000
Larimer CN Phase 3	0	500,000	0	0	0	500,000
Manchester Rehab+New Constr	6,000,000	5,000,000	0	0	0	11,000,000
Bedford Phase 1B (PBV/Gap Finance for URA Centre Ave RFQ)	0	5,000,000	2,000,000	4,000,000	0	11,000,000
Northview Midrise & Town Center	0	500,000	500,000	5,000,000	0	6,000,000
Oak Hill RAD & Future Phases	0	1,000,000	0	0	0	1,000,000
Scattered Sites S.18 Ph. 1	0	0	5,000,000	9,000,000	0	14,000,000
Scattered Sites S.18 Ph. 2	0	0	0	0	12,000,000	12,000,000
Bedford Phase 2	0	0	0	0	1,000,000	1,000,000
Arlington Heights Phase 1	0	0	0	2,000,000	0	2,000,000
PBV/Gap (2018)	2,400,000	8,000,000	0	0	0	10,400,000
PBV/Gap (2020)	2,650,591	0	0	0	0	2,650,591
PBV/Gap (2022)	0	0	7,000,000	0	0	7,000,000
PBV/Gap (2023)	0	0	0	10,000,000	0	10,000,000
PBV/Gap (2024)	0	0	0	0	10,000,000	10,000,000
Subtotal Development	16,050,591	20,000,000	14,500,000	30,000,000	23,000,000	103,550,591

Proposed Modernization		2020	2021	2022	2023	2024	5-Year Subtotals
901	Addison (201 Kirkpatrick St Central Maintenance)	0	0	0	0	146,852	146,852
902	Bedford Dwellings	0	0	0	0	0	0
904	Arlington Heights	0	5,588,281	15,550	1,758,976	2,932,541	10,295,348
905	Allegheny Dwellings	0	0	0	0	0	0
909	Northview Heights	0	0	500,000	0	1,195,222	1,695,222
915	PA Bidwell / D.O.C.	0	0	0	324,765	514,897	839,662
917	Pressley	0	0	0	1,760,443	1,334,592	3,095,035
920	Homewood North	0	0	0	2,268,107	135,023	2,403,130
922 & 939	Scattered Sites / Hamilton Larimer	0	0	0	1,185,240	515,277	1,700,517
931	Murray Towers	0	0	0	0	0	0
932	Glen Hazel Family (incl. Renova)	0	0	0	0	0	0
933	Glen Hazel Highrise	0	0	0	0	0	0
940	Mazza Pavillion	0	0	0	0	75,142	75,142
941	Caliguiri Plaza	0	0	0	286,546	172,941	459,487
944	Finello Pavillion	0	0	0	469,913	33,295	503,208
945	Morse Gardens	0	0	0	1,117,967	141,175	1,259,142
946	Carrick Regency	0	0	0	208,369	966,736	1,175,105
947	Gualtieri Manor	0	0	0	48,925	122,528	171,453
999	Authority Wide	200,000	200,000	200,000	200,000	200,000	1,000,000
Subtotal Modernization		200,000	5,788,281	715,550	9,629,251	8,486,221	24,819,303

Theme Two: Promoting Self-Sufficiency and Independent Living Through a Variety of Enhanced Services and Policy Adjustments.

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

The 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 HACP 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 the HACP and its partners that focus on youth of varying ages, including the BJWL after school and summer programs, YouthPlaces, the Clean Slate Drug Free Lifestyles and Youth Leadership Development Program, and the Creative Arts Corner state of the art audio/video studios at Northview Heights and the Bedford Hope Center. The HACP's investments in resident services have leveraged over \$4,000,000 per year in additional programs and services in recent years.

The REAL program's service coordinators are FSS Program Service Coordinators and they are funded by FSS/ ROSS grants from HUD. There are many service providers that provide in-kind services to our residents. Some of these providers include: The Community College of Allegheny County, the Health Professionals Opportunity Grant, Catholic Charities, 412 Food Rescue, City Parks, Annanias Mission, Grow Pittsburgh, Duquesne University, the Juvenile Re-Entry Assistance Program, "Y on the Fly", the Beverly Jewel Wall Lovelace Children's Program and YouthPlaces.

The Clean Slate Program, REP, Creative Arts Corner, Computer Training Program, GED prep program, Drivers Education and all resident services are front lined out of the Central Office Cost Center (COCC).

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

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

Theme Three: Increasing housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing rental assistance and other available resources.

As the Pittsburgh's housing market has changed in recent years, the availability of affordable housing has declined. These market changes have affected both naturally occurring affordable units and those available to households utilizing HCVs. In response, the HACP initiated its initial landlord initiatives in an attempt to increase the number of landlords participating in the HCV program, and to increase the number and quality of units available. The HACP has proposed in this plan an alternative payment standard to address the limited housing stock and increased rental costs. The HACP plans to continue further analysis of these market changes and will pursue additional initiatives targeted to increasing the number and quality of housing options for households utilizing tenant-based rental assistance.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

Housing Stock Information

(I) GENERAL OPERATING INFORMATION
<u>ANNUAL MTW PLAN</u>

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZE						TOTAL UNITS	POPULATION TYPE*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
Scattered Sites North PA0395	tbd	tbd	tbd	tbd	tbd	tbd	252	General	tbd	tbd

Total Public Housing Units to be Added in the Plan Year:

252

* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other If "Population Type" is "Other" please describe:

General

ii. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Scattered Sites PA0395	28	This is a prior HUD approved demolition of 6 buildings at Hamilton-Larimer. Actual demolition may not occur prior to 2020. is part of Larimer/East Liberty Choice Neighborhood redevelopment
Oak Hill MROP PA066	80	HUD approved demolition of MROP public housing units as part of Oak Hill RAD conversion.

Total Public Housing Units to be Removed in the Plan Year:

108

iii. Planned New Project Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
Lemington Homes	54	No	PBV + GAP financing awardee
Western Restoration	2454	No	PBV + GAP financing awardee
Larimer Phase IVH	187	No	CNIG replacement units
Northview Mid Rise	4087	No	PBV units in mixed finance development
Bedford Redevelopment Phase I	30TBD	No	First phase of of lower Bedford Dwellings redevelopment (using PBV + Gap financing, rehabilitation, and/or new construction) First phase

			of Bedford Dwelling redevelopment
City's Edge	77	No	PBV + Gap financing awardee
Lemington Senior Housing	54	No	PBV + Gap financing
New Granada Square	10	No	PBV + Gap Financing
North Negley	10	No	PBV + Gap financing awardee
Ossipee Project	24	No	PBV + Gap financing
Western Restoration (aka, Bedford Senior)	24	No	PBV + Gap financing
Lexington Technology Park Housing	50	No	PBV + Gap financing
Crawford Square	60	No	Re-syndication of mixed finance property
Allegheny Dwellings	47	No	First phase of Allegheny Dwelling redevelopment
Miller St	9	No	PBV + GAP financing awardee
Elmer Williams Square	37	No	PBV + GAP financing awardee

Planned Total Vouchers to be Newly Project- Based:

33765

iv. Planned ~~and~~ Existing Project Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP ~~will be~~ is already in place ~~as well as those that already have PBV HAP contracts~~ ~~contracts~~ with the HACP during ~~at the beginning of the Plan Year~~. Indicate whether the unit is included in RAD.

* Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Skyline Terrace (Addison Phase I)	153	Leased	No	First Phase of Addison Redevelopment
Lofts at Bentley (Addison Phase II)	64	Leased	No	HAP completed occupied Phase II at Addison Terrace Redevelopment
Addison Phase III (Middle Hill)	376	Leased	No	HAP completed Third phase of Addison Terrace Redevelopment
Addison Phase IV (Kelly Hamilton Homes)	42	Committed	No	Fourth and final phase of Addison Terrace Redevelopment
Allegheny Dwellings I (Sandstone Quarry)	47	Leased	No	Phase I First phase of Allegheny Dwellings Redevelopment
Allegheny Union Baptist Association	36	Leased	No	HAP completed occupied Senior building
Crawford Square	60	Leased	No	Re-syndication of mixed finance development. HAP signed late 2018 and currently undergoing modernization.
Dinwiddie III and IV	14	Leased	No	HAP completed units are fully occupied

Doughboy	8	Leased	No	HAP completed units are fully occupied
East Liberty Place South	6	Leased	No	HAP completed units are fully occupied
Hillcrest Senior Apartments	16	Leased	No	HAP completed property maintains consistent occupancy
Larimer Pointe	40	Leased	No	HAP completed property maintains consistent occupancy
Larimer/East Liberty Phase I	28	Leased	No	HAP completed units are fully occupied
Legacy Apartments (Senior)	16	Leased	No	HAP completed occupied Senior Building
Lofts at Bentley (Addison Phase II)	64	Leased	No	HAP completed occupied Phase II at Addison Terrace Redevelopment
Mackey Lofts	11	Leased	No	HAP completed Mixed-Finance Building for Hearing Impaired Households
Millers Street Apartments	9	Leased	No	HAP completed Mixed-Finance Building
Elmer Williams Square	37		No	
City's Edge	77	Committed	No	Working toward financial closing.
Lemington Senior Housing	54	Committed	No	Working toward financial closing
New Granada Square	10	Committed	No	Post LIHTC award - Project Inception/Planning
North Negley	10	Committed	No	Post LIHTC award - Project

				Inception/Planning
Ossippee Project	24	Committed	No	Project Inception/Planning
Western Restoration (aka, Bedford Senior)	24	Committed	No	Project Inception/Planning
Lexington Technology Park Housing	50	Committed	No	Project Inception/Planning

Milliones Manor (Senior)	38	Leased	No	HAP completed. Senior Building
Skyline Terrace (Addison Phase I)	153	Leased	No	First Phase of Addison Redevelopment
Wood Street Commons	65	Under HAP	No	Single room occupancy (SRO) units located Downtown

Planned Total Existing Project-Based Vouchers:

638

¶

~~*Unit counts are as of February 28, 2019. All existing PBV's as of said date have transitioned to HAP and the planned status at the end of plan year is leased.~~

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
Possible addition of Scattered Sites units through acquisition and rehabilitation in 2019
Potential disposition of vacant lots and select deteriorating Scattered Sites properties
Potential application submission for RAD conversion or Section 18-based PBV conversion of Manchester scattered site units and other scattered site public housing units for preserving long-term affordability and rehabilitating obsolete scattered site units. Anticipated offline units for Allegheny Redevelopment
Potential demolition of vacant, obsolete 80 MROP public housing units in Oak Hill pursuant to HUD RAD demolition approval.
Planned demolition of Hamilton-Larimer public housing units pursuant to HUD-approved demolition under Choice Neighborhoods Implementation Grant program.

- vi. General Description of All Planned Capital Expenditures During the Plan Year
- vii. Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

The HACP plans a variety of capital improvements in its properties. Under MTW single fund flexibility, some will be funded by Capital Fund and some by other sources. Referenced herein are activities by development that are a continuation from prior years as well as new activities for the plan year. Additional information is included in Section V and appendices.

Continued Modernization Activities from prior year(s):

By Development:

Facilities Services – Central Maintenance Renovation

Bedford Dwellings – Plumbing Improvement

Bedford Dwellings – (Hope Center) – Renovations/Improvements

Pennsylvania Bidwell High Rise – Roof Replacement, Overhead Door Replacement, Trash Compactor Replacement, Exterior Wall Repair, Mechanical Work

Pennsylvania Bidwell - (Direct Opportunities Center) - Roof Replacement, Interior Floor Finish Replacement, Energy Conservation Measure, Interior Acoustical Tile Replacement

Pressley Street High Rise - Mechanical Upgrade, Roof Replacement, Windows and Louver Replacement, Exterior Door/Overhead Door Replacement, Trash Compactor Replacement, Interior Floor Finish Replacement, Energy Conservation Measure

Northview Heights - Comprehensive Modernization, Mechanical Equipment Upgrade, Exterior Door Replacement, Exterior Wall Repair, New Waste Transfer Station

Homewood North – Sprinkler System Improvement, Site Work Improvement, Window Replacement, Interior Stair Replacement, UFAS Door and Threshold Modification, Roof Replacement, Exterior Wall Repair, Siding Replacement, Lighting Improvement

Arlington Heights – General Improvement, Comprehensive Modernization

Caliguiri Plaza – Interior Upgrades, Trash Compactor Replacement, Mechanical Work

Finello Pavilion – Interior Floor Finish Replacement, Floor Drain Replacement, Trash Compactor Replacement, Window Replacement

Morse Gardens - Mechanical Work, Boiler Replacement, Chiller Replacement

Carrick Regency – Interior Upgrades, Mechanical Work, Window Replacement

Gualtieri Manor - Mechanical Work, Partial Comprehensive Modernization, Energy Conservation Measure

Scattered Sites - Partial Comprehensive Modernization, Waterproofing & Foundation Repair,

Hamilton Larimer Demolition/Green Stormwater Infrastructure

Fairmont Apartments – Hillside Restoration

Authority Wide:

Utility Infrastructure Systems Engineering Services

Architectural & Engineering Services

Office Building - Central Office Facility Related Services

Environmental Services

Construction Management Services

Hazardous Materials Work

Exterior Site Work Improvements

Balcony Repairs

New Modernization Activities:

Authority-Wide:

Green Physical Needs Assessment/Integrated Energy Audit Services

Authority-Wide – REAC Repairs

B. LEASING INFORMATION

i. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
MTW Public Housing Units Leased	38976	3248
MTW Housing Choice Vouchers (HCV) Utilized	66900	5575
Local, Non-Traditional: Tenant-Based^	N/A	N/A
Local, Non-Traditional: Property-Based^	6084	507
Local, Non-Traditional: Homeownership^	2172	181

Planned Total Households Served:

114132	9511
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* “Planned Number of Unit Months Occupied/Leased” is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** “Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied/Leased” by the number of months in the Plan Year.

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

LOCAL, NON-TRADITIONAL CATEGORY	* MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED	**PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED
Tenant-Based	N/A	N/A	N/A
Property-Based	Step up to Market Financing MTW Activity 9	5832	486
Homeownership	Homeownership Program: Operation of Combined LIPH and Section 8/HCV Homeownership Program; Program assistance to include soft-second MTW Activity 7	2172	181

* Refer to MTW Section IV for further information on the cited MTW Activities

**The sum of the figures provided should match the totals provided for each local, non-traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	No issues leasing units anticipated. Some high unadjusted vacancy rates may occur at Hamilton Larimer II units in Scattered Sites North and Allegheny Dwellings due to planned demolition
MTW Housing Choice Voucher	Challenges are expected as rents continue to rise particularly in emerging neighborhoods once affordable under current FMR. Older housing in Pittsburgh continues to fail HQS inspections and there is a scarcity of landlords. The HACP plans to increase lease up through new landlord incentives and pending approval of an alternative payment standard.
Local, Non-Traditional	Small community-based developers are not familiar with HUD and HACP rules and regulations for PBV/Gap Financing program. HACP have created a PBV/Gap Financing Program & Underwriting Guidelines and will continue to update the Guidelines as needed. No issues anticipated

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Public Housing	Site Based	5603	Partially Open	Yes
Housing Choice Voucher	Tenant Based Vouchers	7,482	Closed	Yes
Homeownership	N/A	N/A	N/A	N/A
Project Based Vouchers	Site Based	6247	Partially	Yes

			Open	
--	--	--	------	--

Please describe any duplication of applicants across waiting lists:

There may be duplications between the Public Housing and Housing Choice voucher program.

The Project Based Voucher: wait list may have duplicates across lists. Properties are also privately managed and wait lists open and close based upon demand.

The Homeownership program: No wait list has been established for this program. Program participation is open to otherwise eligible families; if demand for soft second mortgage assistance approaches budget limit a waiting list of participants with mortgage pre-approval letters will be established.

ii. Planned Changes to Waiting List in the Plan Year

0

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Public Housing	All lists remain open except Non UFAS high-rise one-bedroom units
Housing Choice Voucher	Wait list is expected to reopen in 2020 New PBV site-based wait lists may open in 2020. Existing PBV site-based wait lists may reopen in 2020.

III. PROPOSED MOVING TO WORK ACTIVITIES

A. HUD Approval Requested (New Activities)

Proposed New Activity Summary:

In pursuit of these goals, the HACP will continue Moving To Work (MTW) activities initiated in prior years, and is not proposing any new activities for FY 2020.

The HACP proposes one (1) new activity for the 2020 Annual Plan

~~Activity 10: Local Payment Standard Housing Choice Voucher Program~~

~~B. Local Payment Standard Activity~~

~~The Housing Choice Voucher (HCV) program is financed by the U.S. Department of Housing and Urban Development (HUD) to provide rent subsidies in the form of Housing Assistance Payments (HAP) to private Landlords on behalf of extremely low and very low income individuals/families, senior citizens, and persons with disabilities. The role of HCV landlords is to provide decent, safe, and sanitary housing to a tenant at a reasonable rent. The unit must pass the program's housing quality standards and be maintained up to those standards as long as the owner receives housing assistance payments.~~

~~Typically, a Public Housing Agency sets the Voucher Payment Standards (VPS) based on the Fair Market Rents (FMR), which are established at least annually by the U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy (payment) the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket which can limit the housing options available to low income families.~~

~~The City of Pittsburgh is comprised of 90 different neighborhoods many of which are less than a single square mile. The diversity of the HACP's jurisdiction results in real estate markets that vastly differ between and within zip codes and even among census tracts. For example, one zip code may contain three to four neighborhoods each with varying markets that can change as Pittsburgh continues to become a hub for technology, education and health care. Pittsburgh's unique topography and emerging job sector requires a rent schedule that provides flexibility regardless of location as well as targeting of specific neighborhoods that have historically been unattainable for low income families. Additionally, the HACP found that the current payment standard perpetuates racial minority concentration as voucher holders were limited to low income neighborhoods with similar racial demographics. ¹According to the American Community Survey most of Pittsburgh's minority populations are concentrated in several regions within the city or in specific neighborhoods. These areas also correlate with high concentrations of voucher participants and high concentrations of poverty. Utilizing research from the~~

¹Teixeira, Samantha & Zuberi, Anita. (2016). Mapping the Racial Inequality in Place: Using Youth Perceptions to Identify Unequal Exposure to Neighborhood Environmental Hazards. *International Journal of Environmental Research and Public Health*. 13. 844. 10.3390/ijerph13090844.

University of Pittsburgh, the HACP identified that average rents in the City were actually higher than the HUD Fair Market Rents (FMRs) and Small Area Fair Market Rents (SAFMRs) thus preventing access to high opportunity neighborhood.

The HACP seeks to increase housing choice and encourage voucher participants to expand their housing search, particularly in neighborhoods with low levels of poverty. Recognizing that using a single city wide Voucher Payment Standard (VPS) stimulated voucher holders to reside in low cost, high poverty neighborhoods, the HACP devised a robust and comprehensive method for establishing Payment Standards and rent reasonableness determinations. The goals of this activity are to:

1. Expand housing choice by providing access to more neighborhoods
2. Create additional units from previously sub-standard properties and improve quality of existing units
3. Decrease concentration of voucher usage in high poverty areas

According to the City of Pittsburgh's Affordable Housing Task Force *Housing Needs Assessment* (released in 2016) the City is undergoing an affordable housing shortage. The Assessment utilized data from the American Community Survey (ACS), the United States Census Bureau (USCB), the city's median household income, Public Use Microsample (PUMS) and data from various city departments such as the Department of City Planning, Department of Permits Licenses and Inspections (PLI) and the Urban Redevelopment Authority (URA). The Assessment specifically cites the following²:

- There is a severe shortage of both rental and for-sale housing that is affordable and available to very low income (50% of the area median income) and extremely low income (30% of the area median income) households.
- The shortage of decent, safe, sanitary, and affordable housing is causing tens of thousands [17,000]³ of very low income and extremely low income households to pay over half of their income for housing costs. The severe cost burden faced by these households makes them vulnerable to health hazards, eviction/foreclosure, and homelessness.
- Much of the City's existing affordable housing stock is both concentrated and often isolated in high poverty/low opportunity areas which have poor access to jobs, public transportation, and educational opportunities perpetuating cycles of poverty.

² Affordable Housing Task Force Housing Needs Assessment

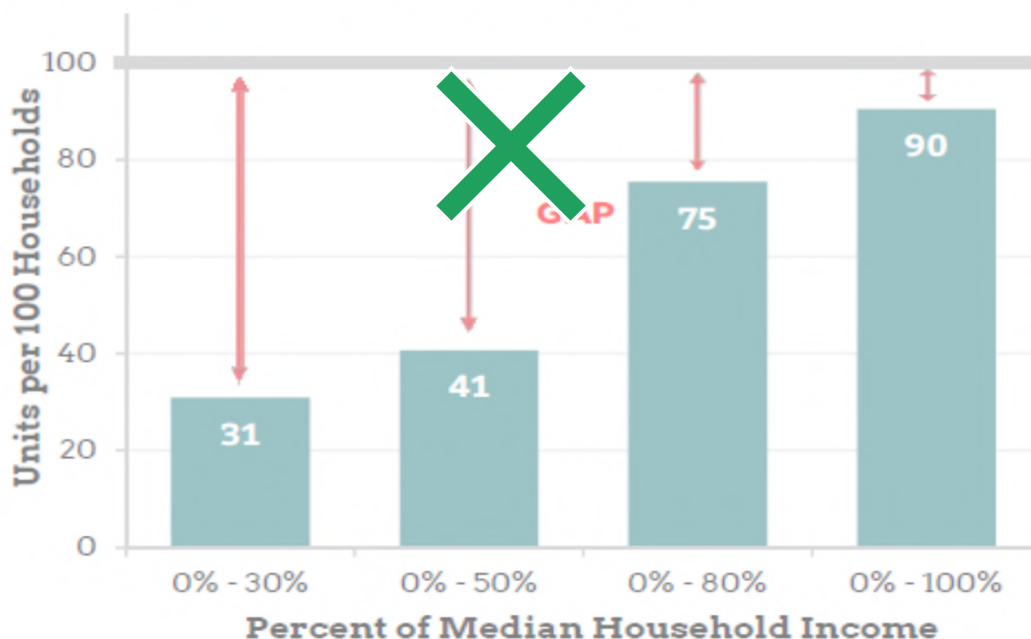
³ "Peduto looking beyond city hall as policy goals take shape" Pittsburgh Post-Gazette. February 12, 2018

Affordable Housing Gap:

Affordable Housing Gap for Renters, 2014

% of Median Household Income	Renter Households	Affordable & Available Units	Gap
0% - 30% (\$12,003)	18,321	5,672	-12,649
0% - 50% (\$20,005)	29,062	11,821	-17,241
0% - 80% (\$32,007)	39,402	29,714	-9,687
0% - 100% (\$40,009)	45,350	41,033	-4,317

Affordable Housing Gap for Renters, 2014



44

During the development of this proposed Local Payment Standard, the HACP conducted a six-month public engagement process with nearly 200 members of the community and facilitated over fifteen (15) public and industry meetings. After receiving comments from landlords, advocates, participants, housing providers, staff and community organizations it was apparent the HACP needed to push for significant increases in successful lease rates among voucher participants. Based upon the comments received during the engagement process and the studies conducted by the University of Pittsburgh, Duquesne University and the Affordable Housing Task Force, the HACP has set a goal of attracting 500 units via the proposed Local Payment Standard. The information below outlines the specifics of the proposed Local Payment Standard which will require extensive landlord outreach and continued community engagement.

⁴Affordable Housing Taskforce: Pittsburgh Housing Needs Assessment

In response to the current housing climate and the low voucher utilization rate, the HACP has developed a (3) prong approach in the development of an alternative payment standard. Based upon eligibility, landlords and participants will have following (3) Options:

Baseline: The HACP Voucher Payment Standard

The Baseline Voucher Payment Standard will remain at the HACP's current standard of 110 percent of the Metropolitan Statistical Area Fair Market Rent (MSAFMR), to be reviewed annually. This standard is within margins of the projected 2019 FMR rents and should result in little to no change in cost to the agency or Housing Assistance Payments (HAP) provided to existing landlords.

Bedroom Size	2018 Fair Market Rent (FMR)	HACP 2018 Voucher Payment Standard	2019 Pittsburgh Metropolitan Statistical Area (MSA) FMR	Proposed 2019 HACP Voucher Payment Standard Baseline (110% of MSAFMR)
0 bedroom	\$621	\$657	\$647	\$711
1 bedroom	\$710	\$777	\$725	\$798
2 bedroom	\$884	\$978	\$896	\$986
3 bedroom	\$1,109	\$1,213	\$1,137	\$1,251
4 bedroom	\$1,214	\$1,341	\$1,248	\$1,372
5 bedroom	\$1,396	\$1,542	\$1,436	\$1,579
6 bedroom	\$1,578	\$1,773	\$1,622	\$1,815

All units in the HACP's jurisdiction will utilize the baseline payment standard unless approved for the alternative payment standard options cited in this activity. Refer to sections titled "Option 1: Rehab Vouchers" and "Option 2: Mobility Vouchers" for the eligibility and approval criteria for these payment options.

¶

Option 1: Rehab Voucher Units:¶

The HACP discovered that landlords were receptive to the HCV program but found it difficult to lease additional units because the payment standard did not support the upfront cost associated with purchasing properties and cost of rehabilitation. The HACP came to this conclusion based upon landlord forums, public meetings, the landlord advisory council and interviews conducted over two years by Duquesne University. The culmination of this finding led to the \$6,000 minimum threshold for renovations. The goal of this option is to incentivize landlords to rehabilitate substandard units that otherwise would not be able to be on the HCV program,¶ thereby increasing the affordable housing stock. During the public engagement process, the HACP held information sessions and created a landlord working group specifically for this initiative. They advised on the cost of renovations in the Pittsburgh area and the varying cost based on the condition of the housing stock. The HACP also consulted the City of Pittsburgh Bureau of Building Inspection as well as general research of basic repairs. The information derived from these meetings led the HACP to determine \$ 6,000 as an adequate incentive for the varied housing stock in Pittsburgh keeping in mind that investments do not necessarily correlate with the size of the unit.¶

Units in this payment option can receive up to 130 percent of MSAFMR. The HACP defines a new unit as a property that was not receiving subsidy the year prior. This payment option is neither indefinite nor for one time use but rather remains available to the landlord should the approved unit change voucher holders. For a unit to qualify for this option, the property must be a new unit and meet at least one of the following:¶

- i. Undergo significant upgrades and/or investments that improve the quality of the unit. These include but are not limited to complete electrical, plumbing HVAC installation, roof replacement, and building envelope resurfacing. The unit receiving the investment will not qualify for this payment standard if they are currently receiving subsidy or received subsidy the year prior. This payment option remains available to the landlord should the approved unit change voucher holders. Green or energy efficient infrastructure is encouraged but at this time will not qualify as an approved investment due to lack of capacity.¶
- ii. The unit must pass the International Property Maintenance Code inspection standard. The unit will not qualify for this payment standard if they are currently receiving subsidy or received subsidy the year prior. This payment option remains available to the landlord should the approved unit change voucher holders.¶
- iii. Units built to be affordable under any Inclusionary Zoning (IZ) policy determined by the Department of City Planning. The unit will not qualify for this payment standard if they are currently receiving subsidy or received subsidy the year prior. This payment option remains available to the landlord should the approved unit change voucher holders.¶

The City of Pittsburgh's Inclusionary Zoning (IZ) policy is a tool to incentivize and encourage developers to build new affordable housing in neighborhoods that have priced out low-income renters. The current IZ policy is only applicable to the Lawrenceville neighborhood which has seen rapid increases in market unit prices. By aligning the HACP's payment standard with the city's IZ policy the financing gap caused by below market rents is tightened and decreases the financial risk for developers creating affordable units. Additionally, the neighborhood formerly housed a robust population of voucher holders including a significant refugee community. By aligning with the IZ policy HACP is encouraging the development of new affordable units in low poverty communities.

Note: Low Income Housing Tax Credit (LIHTC) units are ineligible for this payment standard during the initial fifteen (15) year affordability period.

Following the initial affordability period units in LIHTC developments qualify for the rehab unit payment option if they meet the eligibility requirements.

Note: New or existing units can qualify for this payment option if they meet the eligibility requirements.

Below is the proposed rent schedule for Option 12 (Rehab Vouchers)

Bedroom Size	*2019 MSAFMRs	Proposed/Rehab units 130% of MSAFMR	Net Difference
0 bedroom	\$647	\$841	\$194
1 bedroom	\$725	\$943	\$218
2 bedroom	\$896	\$1,165	\$269
3 bedroom	\$1,137	\$1,478	\$341
4 bedroom	\$1,248	\$1,622	\$374
5 bedroom	\$1,436	\$1,867	\$431
6 bedroom	\$1,622	\$2,109	\$487

* Amounts are based on HUD published 2019 MSAFMRs

~~The property must meet at least one (1) of the following criteria to be eligible for the Enhanced Rehab Voucher Payment Standard¶¶~~

- ~~i. Undergo significant upgrades/ and or investments that improve the quality of the unit. This will be assessed based upon the following standards:¶¶
 - ~~a. System upgrades, and/or¶¶~~
 - ~~b. Rehabilitation of previously substandard units, and/or¶¶~~
 - ~~c. Renovation (investments of 6,000 dollars or more per unit for labor and or materials)¶¶~~~~

~~Property owners will be required to submit documentation of the planned renovations. The HACP or designated third party will then verify the completed work and costs and deem the property owner eligible to receive the enhanced quality payment standard. Substantial rehabilitation or modernization under \$6,000 may be eligible for this standard dependent upon review.¶¶~~

~~¶¶~~

- ~~ii. The unit must pass the International Property Maintenance Code inspection standard. Landlords must request an inspection specifically for this standard.¶¶~~

~~¶¶~~

- ~~iii. Units built to be affordable under any inclusionary zoning policy determined by the Department of City Planning. Landlords must request qualification under this standard, and HACP will review with the Department of City Planning to confirm eligibility.¶¶~~

~~¶¶~~

~~Option 2: Mobility Vouchers (location based) :¶¶~~

~~¶¶~~

~~The Mobility Vouchers will provide opportunities for low income families to live in areas with lower concentrations of poverty. Using a combination of zip code and neighborhood level data, including areas of low voucher use, to define the selected areas, HACP identified the city neighborhoods listed below as eligible for the Mobility Voucher Payment Standard; the payment standard for this option is 130 percent of the average of the designated mobility zone Small Area Fair Market Rent (SAFMR) for the zip codes associated with the identified areas*.¶¶~~

~~¶¶~~

Neighborhood¶¶	Zip codes¶¶
Shadyside¶¶	15206, 15213, 15232¶¶
Lower Lawrenceville¶¶	15201, 15213, 15224¶¶
Strip District¶¶	15201¶¶
Southside Flats¶¶	15203¶¶
Downtown¶¶	15219, 15222¶¶
Squirrel Hill¶¶	15213, 15217, 15232¶¶

~~¶¶~~

~~Note: Low income Housing Tax Credit (LIHTC) units are ineligible for this payment standard during the initial fifteen (15) year affordability period. Following the initial~~

~~affordability period units in LIHTC developments qualify for the Mobility unit payment option if they meet the eligibility requirements.~~

~~Note: New or existing units can qualify for this payment option if they meet the eligibility requirements.~~

~~Below is the proposed rent schedule for Option 2 (Mobility Voucher)~~

Location Based Standard	*2019 MSAFMR	130% of Mobility Zip code average rents	Net Difference
0 bedroom	\$647	\$1,022	\$375
1 bedroom	\$725	\$1,170	\$445
2 bedroom	\$896	\$1,452	\$556
3 bedroom	\$1,137	\$1,821	\$684
4 bedroom	\$1,248	\$1,994	\$746
5 bedroom	\$1,436	\$2,293	\$857
6 bedroom	\$1,622	\$2,592	\$970

~~*Actual amounts are based on HUD published 2019 MSAFMRs~~

~~Eligibility Requirements~~

~~The Mobility (location based) Voucher will be available to all current voucher holders or new admissions to the Housing Choice Voucher (HCV) program. Participants that are elderly, disabled or currently employed and possess a minimum of six (6) months of employment will receive preference for this option. If a participant is unemployed or becomes unemployed during their tenancy under this option they are immediately required to enroll in the Family Self Sufficiency (FSS) program.~~

~~The HACP is also exploring options to develop a tenant training course to better prepare voucher holders. The course will cover such topics as budgeting, understanding the lease agreement, utilities, maintaining a safe and healthy home, and how to communicate with your landlord and neighbors. Participants seeking to utilize the Mobility (location based) Voucher will be required to complete the tenant training course.~~

- ~~a) Rent Reasonableness. The HACP has developed a scorecard that will consider factors that enhance the quality of life and safety of the household. The resulting score will be used to more accurately reflect the quality of unit and incentivizes landlords by rewarding higher rent adjustments based on unit ratings.~~
- ~~b) In addition to the HACP's current process, the score card will include the following subcategories:~~

- i. Location based factors: access to transit, food options, business districts green spaces, educational centers, environmental factors, and employment
- ii. Safety features: buzzed entry/secure entrances, surveillance, and guards
- iii. Amenities: recreational centers, gyms, parking, business centers, wifi access, Air Conditioning, garage, a front or back yard Investments/ substantial rehab or modernization

Impact of the proposed Local Payment Standard

Rehab Unit Payment Standard:

The HACP can provide more housing opportunities in low poverty areas as well as increase the available voucher eligible housing stock. These new payment standards reflect the dramatic changes in the Pittsburgh real estate market within recent years.

Much of Pittsburgh's housing stock is severely aged requiring landlords to invest significant capital to create properties that are habitable. Roughly 75 percent of the housing stock was built prior to 1960⁵ and 50 percent was built prior to 1940⁶. In order to attract additional units, The HACP must align the payment standard to reflect the investment made by the landlord.

Construction costs make it almost impossible for voucher holders to reside in newly constructed often high end luxury units creating an even bigger affordability gap. One of Pittsburgh's unique assets is its availability of inexpensive resale properties and home prices. For perspective, between January 1, 2013 and January 1, 2016, 10,892 homes were purchased*.⁷ Landlords have taken advantage of this environment and are able to buy properties that can become rental units. This process is more cost effective than new construction and attainable for most landlords. Through the proposed Rehab Payment Standard, the HACP will be able to create new affordable units while decreasing the number of vacant or uninhabitable homes.⁸

The Rehab Payment Standard also provides an opportunity for landlords of any size or experience to participate in the program while receiving a rent level that better aligns with the

local

Cost of Recently Constructed Apartments, 2015

Unit Size	Average Rent	Minimum Household Income Required	% of Median Income Required
Micro/Studio	\$1,251	\$50,033	125%
1-bedroom	\$1,599	\$63,960	160%
2-bedroom	\$2,160	\$86,510	216%
3-bedroom	\$2,545	\$101,800	254%

Sources: ACS 2014; Federal Poverty Guidelines 2014; Developer survey and calculations by Mullin & Lonergan Associates

⁵Governing the states and localities. "Cities with Oldest Homes: Age of Housing Stock Data." *Governing Magazine: State and Local Government News for America's Leaders*, Governing, 2018, www.governing.com/gov-data/transportation-infrastructure/age-year-built-for-homes-in-cities.html.

⁶Data Access and Dissemination Systems (DADS). "Results." *American FactFinder*, U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, 2016, factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF.

⁷Affordable Housing Taskforce. Pittsburgh Housing Needs Assessment

Excludes sales for which a bank or other lending agency was the buyer, sales which conveyed a partial interest in a property, and sales in which multiple parcels were conveyed.

⁸Affordable Housing Taskforce. Pittsburgh Housing Needs Assessment

investment used to develop the unit. The HACP is confident these measures will also increase landlord participation.

There are also several key neighborhoods within the city that have low voucher populations. These neighborhoods also have low concentrations of poverty and significant access to major job centers, health facilities, universities and food. Neighborhoods identified in the mobility zones such as Squirrel Hill, Downtown and the Strip District require median incomes of at least \$54,500, \$50,000 and \$67,800, per year, respectively for a household to not pay more than 30 percent of their income⁹. To provide access to these neighborhoods and others that share similar characteristics the HACP has proposed the Mobility (location based) Voucher Payment Standard. The standard better reflects the rental market in these areas and is more appealing to landlords or developers who continue to invest in the identified mobility zones.

The HACP will closely monitor the effects of these changes on HAP costs and lease-up rates, to ensure the goals of the Local Payment Standard are in compliance with HUD standard Moving To Work (MTW) metrics. Implementation is scheduled for September of 2019. Current units are ineligible for payment options one and two but can utilize landlord incentives. New units can apply for the higher payment standard no earlier than August 1st of 2019. Landlords will have access to pre inspection services upon approval of this plan.

B. Baseline, Benchmarks and Metrics

The HACP has established the following baselines and benchmarks for this activity HUD MTW

Metric: Housing Choice

HC #5: Increase in Resident Mobility		
Unit of Measurement	Baseline	FY 20202019 Benchmark
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase)	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number) This figure may be zero. HACP= 0	Expected housing units of this type after implementation of the activity (number) = 40

⁹ Affordable Housing Taskforce: Pittsburgh Housing Needs Assessment

HUD MTW Metric: Housing Choice

HC #2: Units of Housing Preserved		
Unit of Measurement	Baseline	FY 202019 Benchmark
Number of housing units preserved for households at or below 80% AMI. That would otherwise not be available (increase).	housing units preserved prior to implementation of the activity (number). This number may be zero. HACP= 0	Expected housing units preserved after implementation of the activity (number) = 40 units

SS #5: Households Assisted by Services that Increase Self Sufficiency		
Unit of Measurement	Baseline	FY 202019 Benchmark
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number). HACP= 0	Expected number of households receiving self sufficiency services after implementation of the activity (number) = 40

HACP Metric: New landlords		
Unit of Measurement	Baseline	FY 202019 Benchmark
Number of new landlords leasing units to HCV participants. That would otherwise not be available (increase).	Total number of new landlords prior to implementation of the activity (number). This figure may be zero HACP= 0	Expected number of new landlords after implementation of the activity (number) = 15

C. ~~Cost Implications Option One Two: Rehab Voucher~~

~~The HACP anticipates an increase of 250 units over a span of three (3) years. The charts below illustrate the financial impact weighted by the current make up of voucher by bedroom size. Year 1 is projected to yield 40 units; Year 2 will result in an additional 100 units and Year 3 will receive the remaining 110 units to total 250.~~

~~Total projected agency cost per year: Rehab Voucher~~

Implementation Year	Total Housing Assistance Payment	Total Average Tenant Portion of Rent	*Agency's cost per year less total average tenant portion payment per year	Additional units per year	Total additional units
Year 1	\$413,616	\$279,135	\$134,481	40 Units	40 Units
Year 2	\$1,422,000	\$976,970	\$445,030	100 Units	140 Units
Year 3**Total cost of implementation per year at 250 units	\$2,523,312	\$1,744,590	\$778,716	110 Units	250 Units

~~*Estimates total payment of rent per year for the additional 250 units~~

~~**Totals represent the additional cost per year above the Baseline Standard for the additional 250units~~

Cost Implications Option Two~~Three~~: Mobility Voucher

The HACP anticipates an increase of 250 units over a span of three (3) years. The charts below illustrate the financial impact weighted by the current make up of voucher by bedroom size.

Year 1 is projected to yield 40 units; **Year 2** will result in an additional 100 units and **Year 3** will receive the remaining 110 units to total 250.

Total projected agency cost per year: **Mobility Voucher**

Implementation Year	Total Housing Assistance Payment (Agency cost)	Total Average Tenant Portion of Rent	*Agency's cost per year less total average tenant portion payment per year	Additional units per year	Total additional units
Year 1	\$539,705	\$279,135	\$260,570	40 Units	40 Units
Year 2	\$1,859,212	\$976,970	\$882,242	100 Units	140 Units
Year 3 **Total cost of implementation per year at 250 units	\$3,298,499	\$1,744,596	\$1,548,903	110 Units	250 Units

*Estimates total payment of rent per year for the additional 250 units

**Totals represent the additional cost per year above the Baseline Standard for the additional 250 units

Cost Implication Three: Combined program cost¶

¶
The HACP anticipates an increase of 500 units over a span of three (3) years. The charts below illustrate the financial impact weighted by the current make up of voucher by bedroom size of Option 2 and Option 3 combined. Year 1 is projected to yield 80 units, Year 2 will result in an additional 200 units and Year 3 will receive the remaining 220 units to total 500.¶

*Estimates total payment of rent per year for the additional 500 units¶

Implementation Year¶	Rehab Voucher: Agency's cost per year less total average tenant portion payment per year¶	*Mobility Voucher: Agency's cost per year less total average tenant portion payment per year¶	Total additional units after implementation¶	Additional cost above baseline¶
Year 1¶	\$134,481¶	\$260,570¶	80¶	\$395,051¶
Year 2¶	\$445,030¶	\$882,242¶	280¶	\$1,327,272¶
Year 3¶	\$778,716¶	\$1,548,903¶	500¶	\$2,327,619¶
**Total cost (over three years)¶	\$1,358,227¶	2,691,715¶	500¶	\$4,049,942¶

*Estimates total payment of rent per year for the additional units¶

¶
**Totals represent the additional cost per year above the Baseline Standard for the additional 500 units¶

D. Justification for Moving to Work Flexibility

The Local Payment Standard activity utilizes the following MTW flexibility and authorizations:

Attachment C(D)(1)(a) Operational Policies and Procedures to waive provisions of 24 CFR 982.162 Section 8(o)(t) of the 1937 Act.

Attachment C(D)(2)(a) Rent Policies and Term Limits to waive provisions of 24 CFR 982.503, 982.508 and Sections 8(o)(1), 8(o)(2) and 8(o)(3) of the 1937 Act.

Attachment C(D)(2)(c) Rent Policies and Term Limits to waive provisions of 24 CFR 982.507, 8(o)(10) of the 1937 Act.

Attachment C(D)(3)(a) Eligibility of Participants to waive provisions of 24 CFR 982.201, 24 and Sections 16(b) and 8(o)(4) of the 1937 Act.

Attachment C(D)(5) Ability to Certify Housing Quality Standards to waive provisions of 24 CFR 982. Subpart I and Section 8(o)(8) of the 1937 Act.

Attachment C(D)(6) Local Process to Determine Eligibility to waive provisions of 24 CFR 983. Subpart D and Section 8(o)(13) of the 1937 Act.

E. Rent Reform/Term Limit Activity

No new rent reform or term limit activity will occur as a result of this activity.

IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

Activity	Plan Year Approved	Plan Year Implemented	Current Status
1. Pre-Approval Inspection Certification for Multi-Unit Housing	2015 Annual Plan	2015	Implemented
2. Preferred Owners Program	2015 Annual Plan	2015	Implemented
3. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011 Annual Plan	2011	Implemented
4. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008 Annual Plan	2008-2009	Implemented
5. Revised Recertification Policy – at least once every other year – for Section 8/HCV	2008 Annual Plan	2008	Implemented
5. Revised Recertification Policy – at least once every other year – for LIPH	2009 Annual Plan	2009	Implemented

6. Homeownership Program: Operation of Combined LIPH and Section 8/HCV Homeownership Program; Program assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, and foreclosure prevention. To establish a soft-second mortgage waiting list; expand eligibility to persons on the LIPH and HCV program waiting lists; expand eligibility to persons eligible for LIPH	Combined Program approved in 2007; other elements approved in 2010; expansion of eligibility to person eligible for LIPH proposed in this 2014 plan.	2007; 2010;	Implemented
7. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	2001 Annual Plan	2001	Implemented
8. Modified Payment Standard Approval - establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004 Annual Plan; additional features in 2013 Annual Plan	2004; 2013	Implemented. Ongoing for persons with disabilities; On Hold for exception areas.
9. Step Up To Market Financing Program	2012 Annual Plan; additional features in technical amendment to 2017 Annual Plan additional	2013 2017	Implemented
10. Gap financing program	2017 Annual Plan	2017	Implemented
11. Local Payment Standard	2019 Annual Plan	2019	Implemented

A. Implemented Activities-Ongoing

1. Pre-Approval Inspection Certification for Multi-Unit Housing

Description

The Pre-Approval Inspection Certification process will apply to buildings with four or more units located within a single structure; the pre-approval process cannot be applied to scattered site housing. All units seeking Pre-Approval Inspection Certification must be vacant at the time the HQS inspection occurs and must remain vacant until a Request for Tenancy Approval is submitted for the unit. Pre-Approval Inspection Certification status will only be accepted for tenancy approvals during the 60-day period after the unit passes HQS inspection. If a Request for Tenancy Approval is submitted after the 60-day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy. HAP payments are not tied to the Pre-Approval Inspection. The HAP payments will begin from the tenancy certification date only.

This activity was approved and implemented in 2015.

Changes and Modifications

The HACP proposes the following modifications to this activity during 2020 fiscal year.

Landlord Activities, Support and Incentives: Available to all participating landlords

The HACP is aware that the price of the unit is not the only means to attract landlords to the program but can serve as a mechanism to incentivize landlords who typically would not participate in the HCV program. While the HACP has two (2) HUD-approved landlord related activities in the current MTW Plan, additional support and incentive modifications for landlords are proposed during the FY 2019 fiscal year. Below are proposed incentives available to any participating landlord for 2019.

- I. Pre-Inspections: Landlords will be able to schedule inspections prior to finding a HCV participant. This process will allow for new landlords to determine if a potential unit is viable under the Housing Quality Standards (HQS) as well as decreasing the lead time between initial submission of the Request for Tenancy Approval (RFTA) and lease up.
 - i. If the unit fails the inspection, the landlord is made aware of the deficiency and can move forward with the necessary repairs. The landlord would still need to achieve a passing score to move forward in the process.
 - ii. If the unit passes the inspection, then the unit is deemed satisfactory for 90 days and any Request for Tenancy Approval (RFTA) submitted in that time frame can move forward in the leasing processes without an additional inspection. If a RFTA is not submitted within the 90-day period, the unit and the passing score becomes void and a new inspection will be required prior to the HACP approval.
-

The landlord incentives currently offered in this activity are only available to landlords who meet the criteria for multi-unit inspections. The incentives associated with the proposed payment standard are available to *any* landlord that is approved for the corresponding payment standard.

- c) Landlord Education: After conducting interviews and surveying current landlords it was apparent there was a disconnect between the HACP and landlords. The HACP will implement the following items to further incentivize landlords:
 - i. Create and attend community outreach events to inform and recruit new landlords
 - ii. The HACP will conduct monthly landlord workshops to educate new and current landlords about the program
 - iii. Landlords will have access to a web-based platform via the HACP website that will provide up to date information about their properties such as inspection dates and the status of outstanding contracts.
- I. The Pre-Approval inspection will be applicable to any unit within HACP's jurisdiction without the requirement of being located within a structure containing four or more units.
- II. Pre-Approval Inspection Certification status will only be accepted for tenancy approvals during the 90-day period after the unit passes HQS inspection. If a Request for Tenancy Approval (RFTA) is submitted after the 90-day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy.

Authorization

Attachment C (D)(5)

Attachment C(D)(1)(d)

Regulatory Citation

24 CFR 982.311.

24 CFR982 Subpart I

2. Preferred Owners Program

Description

The Preferred Owners Program provides incentives to landlords to participate in the HCV Program and to provide quality housing units in a variety of neighborhoods. Participating landlords must consistently pass Housing Quality Standards (HQS) inspections and participate in annual training. In return, they will receive priority placement of their listings on the HACP apartment listings ~~website~~web-site and can be eligible for the following:

a) Changes in inspection schedule:

- i. Priority inspection scheduling- Preferred Owners will be moved to the top of the waiting list for annual and initial inspections.
- ii. Biennial inspections- Owners who have passed annual inspection on the first inspection for the past three consecutive years will be moved to biennial inspections. If a future inspection results in a fail, the owner will be removed from the Preferred Owners Program and will return to an annual inspection schedule.
- iii. Acceptance of prior inspections for new tenancies if an annual or initial inspection was conducted less than 60 days ago for vacated units- If, after initial inspection and move-in, a unit is vacated for any reason and a new RFTA is returned for a new voucher holder in the same unit within 60 days, the previous inspection will be accepted as the initial inspection for the new RFTA.
- iv. Construction completion inspection to be accepted as initial inspection for project-based voucher units for 60 days- When PBV owners or property managers are Preferred Owners, the construction completion inspection on a new PBV unit can be used as the initial inspection if the unit is occupied within 60 days if that inspection.

b) Vacancy Payments

When a voucher holder moves out, if the landlord releases the unit to another voucher holder, the HACP will issue vacancy payment of two months of the previous tenant's HAP as a HAP Adjustment Vacancy Payment. The impact of this initiative is to encourage landlords to work with the HACP and the HCV program long-term, preserving housing for families at or below 50% AMI.

The landlord incentives in this activity are only available to landlords who meet the criteria of the HACP preferred owners' program. The incentives associated with the proposed payment standard are available to *any* landlord that is approved for the corresponding payment standard.

Application for Membership

In order to gain membership to the Preferred Owners Program, an owner or property manager must apply by submitting a form to the HCV office. This form will include:

1. Landlord's name;
2. Contact information;
3. Addresses of units currently leased to voucher holders;
4. Checklist of the standards for membership which must be passed by the landlord, which are:

a. Consistent HQS Inspection Passes

Units have passed annual inspection on the first inspection for the past three consecutive years.

b. Trainings

Preferred Owners must complete a minimum of one training per year to maintain membership. All trainings will be provided free of charge to all landlords; however, to maintain membership in the Preferred Owners Program, owners or property managers must complete a minimum of one training per year. Trainings may be chosen from the following options:

1. Screening Tenants- Includes information about background checks, references, and Fair Housing law.
2. The Magistrate Process- Includes information about legal recourse landlords may take if they feel their tenant has broken his or her lease.
3. Mental Health First Aid Training- This training is provided by Mercy Behavioral Health.
4. Real Estate continuing education credits may also be counted as Preferred Owners trainings, when proof of completion is provided.

This activity was approved and implemented in 2015.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C (D)(5)

Regulatory Citation

24 CFR 982.311

3. Modified Rent Policy with Work/FSS Requirement for Section 8/Housing Choice Voucher Program

Description

Requires that any non-elderly, able-bodied head of household who is not working to either: a) participate in a self-sufficiency program, including but not limited to the HACP FSS program, other Local Self-Sufficiency program (LSS), welfare to work, or other employment preparation and/or training/educational program or b) pay a minimum tenant payment of \$150.00 per month. This policy provides additional incentives for families to work or prepare for work and increases overall accountability.

This activity was approved and implemented in 2011.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section D. 2. a. of Attachment C

Section D. 1. of Attachment D

Regulatory Citation

24 CFR 982.311.

4. Modified Rent Policy with Work/FSS Requirement for the Public Housing Program

Description

Requires that any non-elderly, able-bodied head of household who is not working to either participate in the FSS 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. The HACP's objectives for this program include increased participation in the FSS Program, increased rent collections, and increased level of families working.

This activity was approved and implemented in 2008.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section C. 11. of Attachment C

Section C. 3 of Attachment D

5. Revised Recertification Requirements Policy

Description

The HACP may operate both the LIPH and the HCV Programs with a recertification requirement modified to at least once every two (2) 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. The 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.

This activity was approved and implemented in 2008 and 2009 for the LIPH and HCV programs respectively.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section C. 4. of Attachment C (for public housing)

Section D.1. C. of Attachment C (for Housing Choice Voucher Program).

6. MTW Homeownership Program

a) Operation of a Combined Public Housing and Housing Choice Voucher Homeownership Program

Description

The HACP operates a single Homeownership Program open to both the LIPH and HCV Programs 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.

This activity was approved and implemented in 2007

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section B. 1. and D. 8. of Attachment C

Section B. 4. of Attachment D

-
- b) **Homeownership Assistance to include soft-second mortgage assistance coupled with closing cost assistance, homeownership and credit counseling, foreclosure prevention only; expanded eligibility to persons on the LIPH and HCV program waiting list and persons eligible; and establish a Homeownership Soft-Second mortgage waiting list**

Description

Initially approved in 2010, the following provisions of the HACP homeownership program are as follows for 2019:

- i. Provide soft-second mortgage financing for home purchases to eligible participants, calculated as follows: eligible monthly rental assistance x 12 months x 10 years, but in no case shall exceed \$52,000. The second mortgage is forgiven on a prorated basis over a ten-year period.
- ii. Expand Homeownership Program eligibility to include persons on the HACP's LIPH and HCV waiting lists who have received a letter of eligibility for those programs from the HACP or persons otherwise eligible but currently not on a wait list.
- iii. Establish a Homeownership Waiting List to assist in determining the order of eligibility for second mortgage Homeownership benefits.

This activity was initially approved and implemented in 2010 and revised in 2017.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section B. 1. and D. 8 of Attachment C

Section B. 4. of Attachment D

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

Description

The HACP's operation of the HCV 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. The 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.

This activity was initially approved and implemented in 2001

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Section D. 2. C. of Attachment C.

Section D. 1. B. of Attachment D.

8. Modified Payment Standard Approval

Description

The HACP is authorized to establish Exception Payment Standards up to 120% of FMR (Fair Market Rent) without prior HUD approval. The HACP has utilized this authority to establish an Exception Payment Standard at 120% of FMR as a Reasonable Accommodation for a person with disabilities. The HACP has not utilized its authority to establish Exception Payment Standard Areas since 2007. 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.

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

This activity was initially approved and implemented in 2004 and revised in 2013.

Changes and Modifications

No changes to this activity during this fiscal year.

Authorization

Attachment C. Section D. 2. a.

9. Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization

Description

The HACP will expand its use of the Block Grant authority authorized in the MTW Agreement to leverage debt to fund public housing redevelopment and modernization and affordable housing development and preservation. The goal is to address additional distressed properties in the HACP's housing stock prior to the end of the current MTW agreement **expiring** in 2028 and increase the variety and quality of available affordable housing **in the City of Pittsburgh**. Specifically, the HACP will identify properties for participation in the Step Up To Market Program and will utilize one or more strategies, subject to any required HUD approvals, to achieve its development and redevelopment goals. This broad list of authorities, including but not limited to, the following, have been generally approved but must be specifically identified for each planned project in future submissions:

- i. Project basing HACP units without competitive process.
 - ii. Determining a percentage of units that may be project-based at a development up to 100% of units and permitting the initiation of site work prior to execution of the Agreement to Enter Into a Housing Assistance Payments contract (AHAP).
 - iii. Project basing units at levels not to exceed 150% of the FMR as needed to ensure viability of identified redevelopment projects. Actual subsidy levels will be determined on a property-by-property basis and will be subject to a rent reasonableness evaluation for the selected site, and a subsidy layering review by HUD. When units are HACP-owned, the rent reasonableness evaluation will be conducted by an independent third party.
 - iv. Extending **E**ligibility for project-based units to families with incomes up to 80% of AMI.
 - v. Establishing criteria for expending funds for physical improvements on PBV units that differ from the requirements currently mandated in the 1937 Act and implementing regulations. Any such alternate criteria will be included in an MTW Plan or Amendment submission for approval prior to implementation.
 - vi. Establishing income targeting goals for the project-based voucher program, and/or for specific project-based voucher developments, that have a goal of promoting a broad range of incomes in project based developments.
 - vii. Other actions as determined to be necessary to fund development and/or modernization subject to any required HUD approvals, including, but not limited to, combining financial investments permitted under Section 9 of the Act with PBV Assistance permitted under Section 8 of the act, as identified in this section. The HACP will follow HUD protocol and submit mixed- finance development proposals to HUD for review and approval.
 - viii. Acquisition of property without prior HUD approval as needed to take advantage of opportunities as they arise, with specific focus on parcels needed for site assembly for redevelopment and development projects. The HACP will ensure that all HUD site acquisition requirements are met.
-

Specific Strategies and Properties:

The HACP and its partners have identified the following strategies that will leverage Low-income Housing Tax Credits and capital contributions by the HACP in order to complete the financing necessary for:

- ~~Addison Redevelopment Phases IV~~
 - ~~Larimer/ East Liberty Redevelopment Phase III, IV and V,~~
 - ~~Bedford Dwellings Redevelopment Phase I~~
 - ~~Redevelopment of Allegheny Dwellings Phase I (renamed Sandstone Quarry Apartments) Redevelopment,~~
 - ~~Investments in Homewood,~~
 - Oak Hill Phase II
 - Development of a new Northview Midrise
 - Manchester Revitalization
 - Scattered Site preservation or conversion project
 - Northview Heights High-Rise Replacement
 - ~~Crawford Square Preservation,~~
 - Projects identified through the Project Based Voucher Plus Gap competitive selection process
1. Project basing the 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 and permitting the initiation of site work prior to execution of the Agreement to Enter into a Housing Assistance Payments contract (AHAP). (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 private 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 the HACP to determine property eligibility criteria).
 3. Extending Eligibility for project-based units to families with incomes up to 80% of AMI. (As authorized under Attachment C. Section B. Part 1. b. vi. and Part 1. c.; Attachment C. Section D. 7. (authorizing the agency to establish a project-based voucher program) and Attachment D. Section D. 1. a. (authorizing the agency to determine reasonable contract rents.).
 4. Acquisition of property without prior HUD approval in order to complete site assembly for these projects. As authorized under Attachment C. Section C. 13. (authorizing the

acquisition of sites without prior HUD approval). Site work for acquired properties will begin upon completion of environmental review and/or any required development approvals when necessary.

5. Combining PBV Commitments with (LIHTC) and/or HACP Capital Investments and/or other financial resources to support the development, rehabilitation, or preservation of affordable housing units, as authorized under Attachment C., Section B. 1. b. (authorizing the use of MTW funds for any eligible activity under Section 9(d)(1), 9(e)(1) and Section 8(0) of the 1937 Act), and Attachment D. Section B. 1. (authorizing the acquisition, new construction, reconstruction or moderate or substantial rehabilitation of housing which may include financing and other related activities.)

The HACP will submit a full development proposal, including Rental Term Sheet, Pro Formas, Sources and Uses, schedules, and other detailed project information or local Non-traditional activity proposals as required based on each project's financing to HUD's Office of Public Housing Investments or other HUD office as directed for approval as part of the mixed finance approval process as per HUD's protocol, and will ensure completion of a subsidy layering review as required.

Local Non-Traditional Development: Development, rehabilitation, and/or preservation through Project Based Vouchers plus Gap financing

In response to the growing demand for affordable housing, the HACP developed the PBV plus Gap financing tool. Using this financing tool product, the HACP, through its instrumentality ARMDC, can provide gap funding (soft or hard debts) issue-attached to PBV units. Funds are awarded through a competitive request for proposal process as well as capital investment to among developers/owners committed to the creation of additional affordable units within the city. In 2020, the HACP will continue to work with previous year's PBV/Gap Financing awardees and would periodically issue Request for Proposals (RFPs) subject to budget availability. for PBV Units with an option for additional HACP capital investments to close gaps in project financing. This initiative, which combines authorizations already permitted under Section 8 PBV and Section 9 (capital investments). The investment will spur the development, rehabilitation, or preservation of high-quality affordable housing units by and will leverage a spectrum of other public and private investments in the construction, rehabilitation, and/or preservation of such units. This approach maximizes the impact of existing available resources, incentivizes leveraging of other public and private financial resources, and supports the completion of projects at a lower cost to the HACP than is possible through other mixed-finance strategies employed by the HACP/ARMDC's co-developers or ARMDC's self-development team. Collaborating with various development teams and project owners, the PBV/Gap Financing program will support more housing choices throughout the city.

The HACP has made one non-significant change to this section, adding the specific provision "permitting the initiation of site work prior to Execution of the Agreement to Enter Into a Housing Assistance Payments contract (AHAP)." into the description of this initiative, and into the specific authorizations section, in conjunction with the authorization to project base up to 100% of the units in a development. This change will streamline processes and expedite completion of replacement developments. No other changes or modifications related to this initiative are planned for 2019.

B. Not Yet Implemented Activities

Not Yet Implemented Activities

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

C. On Hold Activities

On-Hold Activities

The HACP activities that could be considered as ‘on hold’ are subsets of implemented activities. There is only one (1), and it is as follows:

Exception Payment Standard Areas. Originally approved in 2004 as part of a larger approval on Exception Payment Standards, the HACP suspended its Exception Payment Standard Area in 2007 in order to reduce costs and streamline administration. In response to changes in the local market, the HACP plans to develop new payment standard methodologies to increase housing choices for voucher families in 2018.

D. Closed-Out Activities

Closed-Out Activities

Since entering the MTW Program in 2000, the HACP has also instituted a number of initiatives that in 2019 no longer required specific MTW Authority. Some of those initiatives are:

1. Establishment of Site-Based Waiting Lists. Closed out in 2006, prior to execution of the Standard Agreement as Moving To Work authority was no longer required for this activity.
 2. Establishment of a variety of local waiting list preferences, including a working/elderly/disabled preference and a special working preference for scattered site units. Closed out in 2008, prior to execution of the Standard Agreement as MTW authority was no longer required for this activity.
 3. Modified Rent Reasonableness Process. Closed out in 2008, prior to execution of the Standard Agreement as MTW authority was no longer required for this activity.
 4. Transition to Site-Based Management and Asset Management, including Site-Based Budgeting and Accounting. Closed out in 2005, prior to execution of the Standard Agreement as MTW authority was no longer required for this activity.
-

E. Other Activities

Other Activities

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

1. Use of Block Grant Funding Authority to Support MTW Initiatives - Use of Block Grant Funding Authority to support Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.

- a. Originally approved with the initial MTW Program and expanded to include homeownership and resident service programs in subsequent years, the HACP continues to use MTW block grant funding to support its MTW Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V. on Sources and Uses of funds.

2. Energy Performance Contracting

- b. Under the HACP's MTW Agreement, the HACP may enter into Energy Performance Contracts (EPC) without prior HUD approval. The HACP will continue its current EPC, executed in 2008, to reduce costs and improve the efficient use of federal funds.
- b. The HACP's current EPC included installation of water saving measures across the authority, installation of more energy efficient lighting throughout the authority, and installation of geo-thermal heating and cooling systems at select communities. It was completed in 2010, with final payments made in 2011. Monitoring and Verification work began in 2011, with the first full Monitoring and Verification report completed for the 2012 year. The HACP's objectives include realizing substantial energy cost savings. The HACP reports on the EPC in the MTW Annual Report.

3. Establishment of a Local Asset Management Program

- d. In 2004, prior to HUD's adoption of a site-based asset management approach to public housing operation and management, the HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During the HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. Specific elements of the HACP's Local Asset Management Program were approved in 2010, as described in the Appendix, Local Asset Management Program. The HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

4. Acquisition of Property and Build-Out to be Utilized for Administrative Offices

- e. The HACP along with and its partners, the City of Pittsburgh and the Urban Redevelopment Authority (URA), jointly purchased new office space located at 412 Boulevard of the Allies on September 20, 2018. The HACP intends to build-out the office space and relocate during FY 2020. The HACP plans to submit an application for disposition for its current offices in the John P. Robin Civic Building in FY 2020.

~~are seeking to acquire property to be used in an administrative capacity. The current administrative offices require extensive renovation and system updates to become code compliant. Upon analysis, it was determined to be in the best interest of the agency and its partners to sell the current building and acquire another property.~~

V. ESTIMATED SOURCES AND USES OF FUNDING

(II)SOURCES AND USES OF MTW FUNDS		
<u>ANNUAL MTW PLAN</u>		

A. ESTIMATED SOURCES AND USES OF MTW FUNDS

i. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$ 6,888,720
70600	HUD PHA Operating Grants	\$126,280,980
70610	Capital Grants	\$ 500,000
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ 23,080,306
71100+72000	Interest Income	\$ 17,790
71600	Gain or Loss on Sale of Capital Assets	\$ 0.00
71200+71300+71310+71400+71500	Other Income	\$ 7,201,454
70000	Total Revenue	\$163,969,250

ii. Estimated Uses of MTW Funds

The MTW PHA shall provide the estimated uses and amount of MTW spending by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700 +91800+91900)	Total Operating - Administrative	\$32,026,924
91300+91310+92000	Management Fee Expense	\$5,606,979
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$5,972,687
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$10,151,147
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$22,699,134
95000 (95100+95200+95300+95500)	Total Protective Services	\$5,989,625
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$1,465,980
96000 (96200+96210+96300+96400+96500+96600 +96800)	Total Other General Expenses	\$5,865,778
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$16,750,591
97300+97350	HAP + HAP Portability-In	\$42,271,485
97400	Depreciation Expense	\$0.00
97500+97600+97700+97800	All Other Expense	\$15,168,920
90000	Total Expenses	\$163,969,250

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

No Variance

iii. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

PLANNED USE OF MTW SINGLE FUND FLEXIBILITY
The HACP plans to utilize its single fund flexibility to direct \$18,209,057 in 2020 from the HCVP and Low Income Public Housing Program funding to support the HACP Development Program, Resident Services, and Protective Services.

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

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

B. LOCAL ASSET MANAGEMENT PLAN

i. Is the MTW PHA allocating costs within statute?

No, the HACP is not allocating costs within statute

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

Yes

iii. Has the MTW PHA provided a LAMP in the appendix?

Yes

iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

The HACP does not plan to make any changes in the Plan Year.

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and the approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

The HACP completed RAD conversion for the Oak Hill mixed-income community and Glen Hazel public housing community in 2017 and 2018, respectively. The HACP will continue to review potential RAD conversion options for other public housing communities, however, the HACP currently has no intent to plan for RAD conversion of any communities in FY 2020. .

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

No ~~Yes~~

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?

N/A

The proposed change to the RAD significant ~~amendment~~ is the removal of Murray Towers from the demonstration

VI. ADMINISTRATIVE

A. Board Resolution.

A signed copy of the HACP Board Resolution adopting this Annual Plan and a signed copy of the Certifications of Compliance are attached.

B. Public Comment

- I. The Annual Plan was available for public comment from **August 23, 2019 to September 23, 2019.**
- II. Public Hearings were held on **(will insert Sept 23, 2019 after the two (2) scheduled public hearings)** at 12:00 P.M. and 5:30 P.M. at the HACP Conference Room, 200 Ross Street, 9th Floor, Pittsburgh, PA, 15219.

(WILL INSERT INFORMATION AFTER HEARINGS)

C. Description of Evaluation of the Demonstration

The HACP continues to work with the University of Pittsburgh, Graduate School of Public and International Affairs, Center for Urban Studies, on evaluation of the HACP implemented activities. Future work will focus on extending and expanding the evaluation project to include factors relating to economic and social mobility as it relates to MTW initiatives.

**New Resolution And All Certifications Will Be Inserted
Post Public Comment and Board Approval/Prior To
HUD Submission in October 2019**

VII. APPENDICES

Appendix I. Local Asset Management Plan (LAMP)

~~HACP 2020 Moving To Work Annual Plan~~

~~Appendix 1 – Local Asset Management Plan~~

Ongoing Initiatives and Deviations from General Part 990 Requirements

During FY 2020, the HACP will undertake the following initiatives to improve the effectiveness and efficiency of the Agency:

- ❖ The HACP will maintain the spirit of the HUD site based asset management model. It will retain the COCC and site-based income and expenses in accordance with HUD guidelines, but will eliminate inefficient accounting and/or reporting aspects that yield little or no value from the staff time spent or the information produced.
- ❖ The HACP will maintain an MTW cost center that holds all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein will be reported under CFDA #14.881 Moving to Work Demonstration Program. This cost center will also hold the balance sheet accounts of the authority as a whole.
- ❖ The MTW cost center will essentially represent a mini HUD. All subsidy dollars will initially be received and reside in the MTW cost center. Funding will be allocated annually to sites based upon their budgetary needs as represented and approved in their annual budget request. Sites will be monitored both as to their performance against the budgets and the corresponding budget matrix. They will also be monitored based upon the required PUM subsidy required to operate the property. The HACP will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including all COCC fee and frontline charges. Actual revenues will include those provided by HUD and allocated by the HACP based on annual property-based budgets. As envisioned, all block grants will be deposited into a single general ledger fund.
- ❖ Site balance sheet accounts will be limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which will be generated by operating surpluses, and any resulting due to/due from balances. All other balance sheet items will reside in the MTW fund accounts, and will include such things as compensated balance accrual, workers compensation accrual, investments, A/P accruals, payroll accruals, etc. The goal of this approach is to attempt to minimize extraneous accounting, and reduce unnecessary administrative burden, while maintaining fiscal integrity.
- ❖ All cash and investments will remain in the MTW cost center. This will represent the general fund. Sites will have a due to/due from relationship with the MTW cost center that represents cash.
- ❖ All frontline charges and fees to the central office cost center will be reflected on the property reports, as required. The MTW ledger won't pay fees directly to the COCC. As allowable under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments, may be transferred from the MTW ledger or the projects to the COCC.
- ❖ The Energy Performance Contract (EPC) accounting is broken out to the sites. This includes all assets, liabilities, debt service costs, and cost savings.



- ❖ No inventory will exist on the books at the sites. A just in time system will be operational and more efficient, both in time and expense. Also, smaller inventories will be held in COCC mobile warehouse units.
- ❖ Central Operations staff, many of whom are performing direct frontline services such as home ownership, self-sufficiency, and/or relocation, will be frontlined appropriately to the LIPH and/or HCV programs, as these costs are 100 percent low rent and/or Section 8.
- ❖ Actual HCV amounts needed for HAP and administrative costs will be allotted to the HCV program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings will not be commingled with Section 8 operations, enhancing the budget transparency. HCV program managers will become more responsible for their budgets in the same manner as public housing site managers.
- ❖ Information Technology costs will be direct charged to the programs benefiting from them, e.g. the LIPH module cost will be direct charged to AMPs; all indirect IT costs will be charged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This will allow for equitable allocation of the expense while saving time and effort on invoicing.

Flexible use of Phase in of Management Fees –

As a component of its local asset management plan, the HACP elects to make use of phase-in management fees for 2010 and beyond. The HUD prescribed management fees for the HACP are \$57.17 PUM. The HACP will continue to follow the phase-in schedule and approach for management fees as proposed by the HACP and approved by HUD in 2010, as follows:

Schedule of Phased-in Management Fees for HACP –

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

The above numbers reflect 2009 dollars.

The HACP has increased contract costs over the past year in order to develop new programming and upgrade software. These upgrades will help the HACP reach its ultimate goal of providing outstanding service to the communities. The HACP has been diligently working to reduce its expenditure levels and cut unnecessary COCC costs. 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 2020 budget shows COCC at break-even. 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.

~~HACP 2020 Moving To Work Annual Plan~~

~~Appendix 1 Local Asset Management Plan~~



It is worth noting that HACP has historically had above normal central office costs driven by an exceedingly high degree of unionization. The HACP has over a half dozen different collective bargaining units; this has driven up costs in all COCC departments, especially in Human Resources, Facility Services and Legal. In addition, the HACP is governed by requirements for City residency for all its employees. This has driven up the cost to attract and retain qualified people throughout the agency. This is especially the case in the high cost COCC areas, where the HACP has had to pay more to attract the necessary talent to perform these critical functions.

The phase in fee flexibility, coupled with the HACP's planned growth in public housing occupancy and increases in voucher utilization, will enable the 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 the 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 the HACP to successfully undertake and complete its aggressive portfolio restructuring efforts.

Appendix II. Revised HACP MTW Homeownership Program

HACP MTW Homeownership Program Amended August 2016

Definitions

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

- (a) “Buyer” shall mean a Homeownership Program participant who has obtained a mortgage pre-approval letter from a lender.
- (b) “Buyer’s annual recertification date” shall mean the date the buyer obtains a lender’s mortgage pre-approval.
- (c) “Buyer’s List” shall mean the list signed by two or more eligible buyers who are interested in purchasing the same HACP owned property.
- (d) “First-time homeowner” shall mean that no family member of the household owned any present ownership interest in a residence of any family member during the three years preceding commencement of homeownership assistance.
- (e) “Gross Aid Standard” means the standard utilized to determine the supplement to the income of a low income household to enable the buyer to purchase standard quality housing in the private marketplace.
- (f) “Qualified Mortgage” shall be insured by FHA, Guaranteed by VA, or funded by Fannie Mae, Freddie Mac, or other governmental entity, state or local housing finance agency, nonprofit organization, or a regional Federal Home Loan Bank under one of its affordable housing programs.
- (g) “Soft-second mortgage Calculation” shall mean the calculation used to estimate a non-paying interest free second mortgage loan offered to eligible public housing Program participants. The amount of the soft-second mortgage is reduced 10 percent (10%) a year over a ten-year period.
- (h) “Homeownership Expense Payment” consists of the principal, interest, taxes, and insurance (PITI) associated with first mortgage debt along with the corresponding monthly utility allowance for unit size, maintenance expense, and major repairs in accordance with 24 CFR 982.635 C2.
- (i) “Total Family Payment” or “TFP” means that portion of the homeownership expense that the family must pay. It is generally thirty percent (30%) of the family's adjusted income, plus any difference between the payment standard and the actual housing cost.

I. INTRODUCTION

The Housing Authority of the City of Pittsburgh (HACP) operates a Moving To Work (MTW) Homeownership Program (the "Program") for current Low-Income Public Housing (LIPH) residents, Housing Choice Voucher (HCV) holders, or those eligible to receive LIPH and/or HCV assistance who desire to purchase their first home and primary residence within the City of Pittsburgh. In addition to other benefits, HACP will offer a Soft Second Mortgage based upon a payment calculation as defined in Section VIII. part C. Eligible participants will be placed on the HACP Homeownership Waiting List for home purchase based on the date of their mortgage pre-approval letter from an approved lender.

II. PURPOSE

The specific objectives of the Program are:

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

III. OUTREACH

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

IV. APPLICATION AND ENROLLMENT

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

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

V. ELIGIBILITY

Program participants must meet one of the following four criteria:

- be a current LIPH resident;
- be an HCV resident;
- be a person who is on the HACP waitlist for LIPH or HCV who has received an eligibility letter from HACP’s Occupancy Department for a HCV or LIPH;
- In the event that either waitlist is closed, a non-resident must be otherwise eligible to receive HCV or LIPH assistance as determined by HACP’s Occupancy Department in order to participate in the Program. Non-residents must receive an eligibility letter from HACP’s Occupancy Department for Homeownership Purposes only. An appointment will be arranged for non-residents with HACP’s Occupancy department after their participation in homeownership counseling and first mortgage pre-approval have been verified (see Section VII. below).

The following additional eligibility requirements for participation in the Program shall also apply:

A. First-Time Homeowner

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

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

B. Minimum Income Requirements

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

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

C. Welfare Assistance Income

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

D. Employment Requirement

With the exception of families having members with disabilities and elderly households, each family must demonstrate that one or more adult members of the family who will own the home at commencement of homeownership assistance is employed full-time (an average of thirty (30) hours per week). Families with one (1) or more members who are self-employed shall be eligible under this section if they meet all other requirements as stated herein.

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

E. Prior Mortgage Default

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

F. PHA Debts

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

G. Ownership Interest

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

H. Eligible Properties

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

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

I. Buyer's Annual Recertification Date

The date the buyer obtains a lender's mortgage pre-approval letter shall be the program participant's annual recertification date for purposes of calculating homeownership assistance amounts. The annual recertification date will be used to calculate HACP's assistance benefits and/or soft-second mortgage amount. The lender or HACP shall verify the buyer's income and employment status during the mortgage pre-approval process and the lender shall provide buyer's income and employment status to HACP upon request. If a buyer's income increases or declines subsequent to a lender issuing a mortgage pre-approval letter, the HACP at its discretion may require recalculation of assistance amounts.

VI. PRE-HOMEOWNERSHIP ASSISTANCE REQUIREMENTS

A. Homeownership Counseling

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

B. First Mortgage Pre-approval

Upon completion of the Homeownership Counseling Program, the participant is to complete a mortgage pre-approval application to determine if they qualify for a first mortgage. Participant is to provide HACP with a first mortgage pre-approval letter and closing cost estimate which will detail the cost associated with obtaining the mortgage. HACP requires tenant buyers to request a mortgage pre-approval letter and closing cost estimate that reflects the highest amount of first mortgage they are eligible to receive.

C. Home Purchase and Sales Agreement

Participants in the Program will be required to locate and purchase a home or execute a contract of sale or lease purchase a home, within the limits of the City of Pittsburgh. “Homeownership eligibility” begins on the date when the buyer has obtained a mortgage pre-approval letter and completed the approved homebuyer education class. It is the responsibility of the buyer to notify and discuss the sales transaction with HACP prior to the buyer signing an agreement of sale to remain eligible for Homeownership Program benefits.

D. Home Inspection

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

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

VII. FINANCING REQUIREMENTS

A. General

HACP may not require participants to use a certain lender or a certain type of financing. However, financing for purchases under this Program must generally comply with secondary mortgage market requirements. HACP will only approve a fixed interest rate “Qualified Mortgage” provided by a lender. A Qualified Mortgage shall be insured by FHA, Guaranteed by VA, or funded by Fannie Mae, Freddie Mac, or other governmental entity, state or local housing finance agency, nonprofit organization, or a regional Federal Home Loan Bank under one of its affordable housing programs. HACP will not approve any lending practices that it determines, in its reasonable discretion, to be abusive or predatory including loans offered at a rate above Prime to individuals who do not qualify for Prime Rate loans, i.e., subprime loans. Seller financing will be on a case-by-case basis, including instances where HACP or nonprofit organization is the seller. It is the goal of the Program for participants to utilize all other assistance for which they are eligible prior to receiving assistance from this Program.

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

B. Financing Terms

The proposed loan terms must be submitted to and approved by the HACP and the HACP will determine, in its sole discretion, the affordability of the family's proposed loan terms and whether they are appropriate in view of current market conditions. Participants are required to provide HACP with a copy of their loan application also known as the Uniform Residential Loan Application/ Fannie Mae form 1003 so that this determination can be made. If a mortgage is not funded by Fannie Mae or Freddie Mac or FHA-insured, or VA-guaranteed, HACP may require lenders to comply with generally accepted mortgage underwriting standards consistent with HUD/FHA, Fannie Mae, Freddie Mac, RHS, or the Federal Home Loan Bank requirements. Seller financing will be reviewed on a case-by-case basis.

C. Determining Affordability: Buyer's Monthly Homeownership Expense

The HACP will determine, in its sole discretion, the affordability of the family's proposed loan terms and whether they are appropriate in view of current market conditions. In making such determination, HACP may take into account other family expenses, including but not limited to child care, unreimbursed medical expenses, education and training expenses. The monthly expenses of Program Participants and those who are listed on the lender's mortgage application, should not exceed a total estimated housing expenses debt ratio of thirty-five percent (35%) of the combined gross monthly income of adult members of the household. The housing debt expense should include mortgage principal, mortgage interest, property taxes, homeowner's insurance condominium or association fees, monthly capital improvement expense (\$20 per month), monthly maintenance expense (\$20 per month), and a monthly utilities estimate obtained from the most recent HACP Program utility allowance schedule for the appropriate unit type.

D. Down Payment

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

E. Refinancing

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

VIII. ASSISTANCE COMPONENTS

A. Assistance Components Available To All Qualifying Program Participants.

1. Home Warranty And Closing Costs Assistance:

The maximum amount of financial assistance is \$8,000 for home warranty, and closing costs assistance.

The HACP may approve the prepayment of a home warranty for a property prior to closing. It is the responsibility of the tenant/buyer to provide HACP with a written quotation from the vendor for these services prior to closing. Subject to budgetary constraints, HACP may pay closing costs one time per buyer and if a buyer fails to close on their sales agreement, buyer is not eligible to receiving additional closing costs assistance for a new sales agreement for one (1) year.

2. Foreclosure Prevention Fund

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

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

B. Financing With A Soft-Second Mortgage Calculation

The maximum amount of a soft-second mortgage is \$ 52,000.

Subject to budgetary constraints, HACP may provide soft-second mortgage financing to eligible participants. Such financing shall be secured in most cases by a second mortgage (the "Second Mortgage"). However, in some cases, the HACP mortgage will be recorded as a third mortgage subordinate to mortgages securing bank and other government financing provided, for example, by the Urban Redevelopment Authority of Pittsburgh. In the event a first or second mortgage does not exist, HACP's mortgage will be recorded as a first mortgage.

The Homeownership Expense includes principal, interest, taxes, Homeowners insurance, mortgage insurance premium if required (PITI); this information will be obtained from the Lenders pre-approval and Closing Cost Estimate. In addition to these expenses a monthly utility allowance, routine home maintenance allowance, and major repairs allowance, are also a part of the Homeownership Expense. If the first mortgage Lenders proposed (PITI) payment causes

participants estimated Homeownership Expense ratio to exceed thirty-five percent (35%) of gross monthly income HACP may provide a soft-second mortgage to lower the buyers monthly debt obligation to the lender. HACP may also provide a soft- second mortgage to increase the buyers purchase capacity as appropriate in view of current market conditions.

C. Calculating Soft-Second Mortgage using the Housing Assistance Payment

The HACP Second Mortgage loan amount shall be determined and calculated by using the Housing Assistance Payment which is equal to the lower of the payment standard or the actual monthly Homeownership Expense Payment for the unit minus the Total Tenant Payment (TTP). The Homeownership Program will use the currently in effect Housing Choice Voucher Payment Standard.

The Utility Allowance for the unit will be determined using a monthly utilities estimate obtained from the most recent HACP Housing Choice Voucher Program Utility Allowance schedule for Tenant Furnished Utilities for the appropriate unit size. Standard Utility Allowances for detached house type assumes natural gas heating, natural gas cooking, other electric (lights and appliances), air conditioning, natural gas water heating, water, sewer, trash, tenant supplied range and refrigerator. The Gross Aid Standard is obtained from the most recent HACP Section 8 Housing Choice Voucher Program Voucher Payment Standards.

- Second Mortgage Loan Amount Calculation for a buyer: Homeownership Expense Payment or Voucher Program Payment Standard for unit size (whichever is less) minus the Total Tenant Payment (TTP) x 12 months x 10 years = maximum Second Mortgage loan amount (not to exceed \$52,000)
- The Second Mortgage Loan Amount Calculation above shall be determined during buyer's loan pre-approval process and participant will be provided a written estimated soft second mortgage eligibility and soft second mortgage eligibility amount. The notice will also advise whether the soft second mortgage is to be applied to decrease the 1st mortgage debt obligation and/or increase purchase capacity. This notice is to be shared with the buyer's prospective lender and/or Real Estate agent prior to buyer selecting a home to purchase.
- Prior to submitting a sales agreement to the seller to purchase a home the buyer must provide a copy of the sales agreement to HACP for review. HACP will issue a final approval notice advising of amount of assistance the buyer is to receive based on the selected Property and cost associated with the purchase. After the primary lender has made a mortgage loan commitment in accordance with the buyer's sales agreement, the buyer is not eligible to request or have HACP recalculate the buyer's HACP Second Mortgage amount.

- The HACP Second Mortgage shall be reduced each month (1/120) by the amount (eligible monthly MAP) used in the Second Mortgage Loan Amount Calculation above; provided that, buyer remains in good standing in the Program, continues to occupy the property as their primary residence, and is not in default under the mortgage. In the event of a mortgage default or if the buyer is no longer residing in the home, no further HACP Second Mortgage debt reduction shall occur while such default or non-occupancy condition continues. The buyer in this program who defaults on their mortgage will not be eligible for housing assistance through the HACP (or through any HUD funded housing assistance program) until the outstanding obligation on the HACP 2nd mortgage has been satisfied.
- Once a buyer completes a home purchase, interim and monthly re-certifications of income and annual Housing Quality Standard (HQS) inspections are no longer required.

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

D. The Homeownership Waiting List

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

The participant will have sixty (60) days from the date of their mortgage pre-approval letter to execute a sales agreement on the property of their choice and provide the HACP with a copy of the sales agreement.

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

Persons failing to sign a sales agreement, complete a mortgage application in a timely manner as per the sales agreement, or reach settlement within the allotted time period will be removed from the list. Participants can get a new pre-approval letter and will be put back on the list based on the new date of the new pre-approval letter.

Anyone on the Homeownership Waiting List when annually budgeted funds become exhausted will remain on the list for the subsequent budget year. If a participant/buyer does not meet the stated deadlines for performance in the program, the HACP will review on a case by case basis to determine if and what remedies are available to assist in the completion of the transaction.

E. Portability

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

eligible for Homeownership Program Assistance from the HACP.

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

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

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

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

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

A. Tenant/Buyer Notification

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

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

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

C. Tenant/Buyer Fails To Comply With Sales Agreement

If HACP enters into a sales agreement with a tenant/buyer and the tenant/buyer fails to fulfill the terms and conditions of the sales agreement, the tenant/buyer shall not be eligible to participate in the Program for one (1) year following the date of the sales agreement. If a tenant/buyer fails to complete the sales process and the tenant/buyer's sales agreement is terminated, HACP will review the property Buyer's List and the Homeownership staff will offer the property to the next qualified buyer as outlined in the Tenant/Buyer Selection Process. If no other tenant/buyers are remaining on the Buyer's List, HACP will form a new property Buyer's List, or will lease the unit as a standard LIPH scattered site rental unit to the next eligible family on the waiting list.

X. HACP OCCUPIED SCATTERED SITE TENANT/BUYER SELECTION

A. Occupied Scattered Site

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

XI. HOPE VI

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

XII. RECAPTURE OF HOMEOWNERSHIP ASSISTANCE

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

XIII. BUYER FILES

Buyer files should contain copies of the following items and be maintained by HACP for

a period of no less than ten (10) years following closing.

- a) Homebuyer education certificate from a HUD approved education provider
- b) Mortgage pre-approval letter from a lender
- c) Signed agreement of sale and purchase
- d) Buyer debt ratio calculation
- e) Documentation that buyer meets HACP eligibility
- f) HACP financial checks issued to or on behalf of buyer
- g) HUD-1 settlement statement
- h) Home Inspection Report
- i) Second mortgage calculation
- j) Closing costs assistance form

XIV. ACCOMMODATIONS FOR PERSONS WITH A DISABILITY

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

~~Appendix III. Rental Assistance Demonstration (RAD) Significant Amendment~~

~~Housing Authority of the City of Pittsburgh¶ 2019 Moving to Work Annual Plan ¶ Rental Assistance Demonstration~~

~~The Housing Authority of the City of Pittsburgh (HACP) is amending its 2015 Moving to Work (MTW) Annual Plan to incorporate additional information as required by the US Department of Housing and Urban Development (HUD) concerning the planned conversion of certain HACP public housing units to project-based assistance under the Rental Assistance Demonstration (RAD) program.¶~~

~~¶ Background¶~~

~~¶
On March 30, 2015 HUD issued RAD award letters to HACP that approved the applications for conversion of 767 public housing units, subject to HACP meeting all of the conditions and requirements of the RAD program. The award letters serve as HUD's Commitment to Enter into a Housing Assistance Payments Contract (CHAPs) for the subject public housing developments. Accordingly, HACP intends to proceed with RAD conversion under the guidelines of PIH Notice 2012-32, REV 1 and PIH Notice 2012-32 Rev 2 issued by HUD.¶~~

~~¶
One of the conditions of the CHAP is that HACP must submit an Amendment to its MTW Annual Plan that incorporates important information on HACP's RAD conversion plans. The information included in this document provides the required information and serves as HACP's RAD Amendment. HACP is providing a thirty-day public comment period and will conduct a Public Hearing on September 15, 2015 to allow residents and the general public an opportunity to review and comment on the RAD Amendment. Following this period, the HACP Board of Commissioners will conduct a vote on the RAD Amendment at the September 2015 Board Meeting.¶~~

~~¶ RAD Conversion Plan¶~~

~~¶
HUD has approved the conversion of 3 public housing communities to project-based assistance under the RAD program.¶~~

~~¶
Attachment 1 includes current information on the HACP developments at Murray Towers, Glen Hazel and Oak Hill that are proposed for RAD conversion. For each development approved for RAD conversion, Attachment 1 includes the following information:¶~~

Current Units:	Total number of units, bedroom size distribution and unit type.
Post Conversion Units:	If applicable, any changes proposed to the current number of
units,	the bedroom size distribution or the unit type including de
minimis	reductions.
Transfer of Assistance:	Whether HACP intends to transfer assistance to another
location,	development as part of the RAD conversion and, if so, the
	number of units, bedroom size distribution, and unit type where
	known.
PBV or PBRA:	Whether HACP intends to convert the development to the
Project	Based Voucher (PBV) program or to the Project Based Rental
	Assistance (PBRA) program, along with information on
	resident rights, resident participation, waiting list and grievance
discussion	procedures applicable to each program. A more detailed
Capital Fund Impact:	of PBV and PBRA follows below.
	The current amount of Capital Fund dollars received prior to
	RAD conversion. Developments converted through the RAD
	program are not eligible for Public Housing Capital Funds. A
of	more detailed discussion of the projected Capital Fund impact
Transfer of Waiting List:	RAD conversion follows below.
	How existing waiting lists will be addressed as part of the
	conversion.

~~Conversion to Project Based Vouchers or Project Based Rental Assistance¶¶~~

~~Public housing developments that are converted to project-based assistance will no longer be subject to HUD rules and regulations pertaining to the public housing program. Upon conversion to RAD, the former public housing units will be subject to the rules and regulations pertaining to either the Housing Choice Voucher PBV or PBRA programs, depending on which program option is selected by HACP. HUD has modified both the PBV and PBRA program rules and regulations to incorporate additional provisions that apply solely to units converted under RAD. These additional provisions provide important protections to current residents of public housing that are impacted by a RAD conversion.¶¶~~

~~HACP currently plans to convert the RAD units listed in Attachment 1 to the PBRA program. As part of the conversion initiative, HACP will adopt all required RAD PBV rules, and will modify its existing Housing Choice Voucher Program Administrative Plan as needed to incorporate these requirements, including, but not limited to resident rights, resident participation, waiting list, lease, grievance processes and other matters.¶¶~~

~~Attachment 2 provides information on the PBV program related to: resident screening and right to return; phasing in of rent increases if applicable; eligibility for Family Self Sufficiency and ROSS program services; resident participation rights including the right to operate a resident organization and be eligible for resident participation funding; lease renewal and termination provisions; grievance processes; earned income disregard continued eligibility; and, establishment of a waiting list.¶¶~~

~~Certifying Statement¶¶~~

~~Site Selection and Neighborhood Standards Review: HACP does not intend to transfer RAD assistance to another location; therefore, specific site and neighborhood selection standards do not apply at this time. However, if HACP chooses to exercise its rights to transfer the HAP contract, RAD Use Agreement, and all or part of the rental assistance provided under RAD to another property at a future date, the HACP will apply applicable policies for site selection and neighborhood standards, and if necessary will amend the MTW Annual Plan to accommodate any programmatic changes related to planned transfers.¶¶~~

~~2016 Moving to Work Annual Plan Rental Assistance Demonstration~~
~~Attachment 1 – Project Based Rental Assistance (PBRA)~~

Name of Public Housing Project: Glen Hazel	PIC Development ID: PA010	Conversion Type: PBRA	Transfer of Assistance: No
Total Units: 225	Pre-RAD Unit Type (i.e., Family, Senior, etc.): Family 130 Senior 97	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): N/A	\$459,580
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.): N/A
Studio/Efficiency	0	0	N/A
One Bedroom	106	106	N/A
Two Bedroom	41	41	N/A
Three Bedroom	58	60	N/A
Four Bedroom	20	20	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
(If performing a Transfer of Assistance):	N/A		

Name of Public Housing Project: Murray Tower	PIC Development ID: PA0314	Conversion Type: PBRA	Transfer of Assistance: No
Total Units: 67	Pre-RAD Unit Type (i.e., Family, Senior, etc.): Senior 67	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): N/A	\$118,314
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De-Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.): N/A
Studio Efficiency	0	0	N/A
One Bedroom	38	38	N/A
Two Bedroom	26	26	N/A
Three Bedroom	3	3	N/A
Four Bedroom	0	0	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
(If performing a Transfer of Assistance):	N/A		

Name of Public Housing Project: Oak Hill	PIC Development ID: PA066 PA094	Conversion Type: PBRA	Transfer of Assistance: No
Total Units: 475	Pre-RAD Unit Type (i.e., Family, Senior, etc.): Family 475	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): N/A	\$448,194
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.): N/A
Studio Efficiency	0	0	N/A
One Bedroom	201	201	N/A
Two Bedroom	158	158	N/A
Three Bedroom	106	106	N/A
Four Bedroom	10	10	N/A
Five Bedroom	0	0	N/A
Six Bedroom	0	0	N/A
(If performing a Transfer of Assistance):	N/A		

~~2016 Moving to Work Annual Plan ¶~~
~~Rental Assistance Demonstration ¶~~
~~Attachment 2 – Project Based Rental Assistance (PBRA) ¶~~
~~¶~~

~~The following information regarding conversion of public housing units to the Project Based Rental Assistance (PBRA) program under the Rental Assistance Demonstration (RAD) program is taken directly from the HUD RAD program instructions found at PIH Notice 2012-32, REV 1 and PIH Notice 2012-32, REV 2. ¶~~

~~¶~~

~~Section 1.7. B. PBRA Resident Rights and Participation ¶~~

~~¶~~

~~1. **No Rescreening of Tenants upon Conversion.** Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over income at time of conversion would continue to be treated as an assisted unit. Thus, the first clause of section 8(c)(4) of the Act and 24 CFR § 880.603(b), concerning determination of eligibility and selection of tenants, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family. ¶~~

~~¶~~

~~2. **Right to Return.** Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed. ¶~~

~~¶~~

~~3. **Phase-in of Tenant Rent Increases.** If a resident's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 years, which a PHA may extend to 5 years. To implement this provision, HUD is waiving section 3(a)(1) of the Act, as well as 24 CFR § 880.201 (definition of "total tenant payment"), to the limited extent necessary to allow for the phase-in of tenant rent increases. A PHA must set the length of the phase-in period to be three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion. ¶~~

~~¶~~

~~The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section "Calculated Multifamily TTP" refers to the TTP calculated in accordance with regulations at 24 CFR. ¶~~

~~¶~~

~~§5.628 and the “most recently paid TTP” refers to the TTP recorded on the family’s most recent HUD Form 50059.~~

~~¶~~

~~Three Year Phase-in:~~

~~¶~~

- ~~• Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid Total Tenant Payments (TTP) and the calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) in prior to Year 3 AR – 66% of difference between most recently paid TTP and calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 3: Year 3 AR and all subsequent recertifications – Year 3 AR and any IR in Year 3: Full Multifamily housing TTP~~

~~¶~~

~~Five Year Phase-in:~~

~~¶~~

- ~~• Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and calculated Multifamily housing TTP~~

~~¶~~

- ~~• Year 5 AR and all subsequent recertifications – Full Multifamily housing TTP~~

~~¶~~

~~Please Note: In either the three year phase-in or the five year phase-in, once Multifamily housing TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full multifamily housing TTP from that point forward~~

~~¶~~

~~**4. Public Housing Family Self-Sufficiency (PH FSS) and Resident Opportunities and Self-Sufficiency (ROSS-SC).** Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD. All owners will be required to administer the FSS program in accordance with the participants’ contracts of participation and future guidance published by HUD. Owners may not offer enrollment in FSS to residents in projects converted to PBRA that were not enrolled in the PH FSS program prior to RAD conversion, nor may owners offer FSS enrollment to any new residents at the project. Owners will be allowed to use any funds already granted for PH FSS coordinator salaries until such funds are expended.~~

~~All owners will be required to provide both service coordinators and payments to escrow until the end of the Contract of Participation. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility under a RAD conversion. As the PH FSS grant is the source of funding for PH FSS, program compliance will continue to be monitored by the Office of Public and Indian Housing.~~

~~¶~~

~~Current ROSS SC grantees will be able to finish out their current ROSS SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing ROSS SC grants nor will its residents be eligible to be served by future public housing ROSS SC grants.~~

~~¶~~

~~**5. Resident Participation and Funding.** Residents of covered projects converting assistance to PBRA will have the right to establish and operate a resident organization in accordance with 24 CFR Part 245 (Tenant Participation in Multifamily Housing Projects). In addition, in accordance with Attachment 1B, residents will be eligible for resident participation funding.~~

~~¶~~

~~**6. Resident Procedural Rights.** The information provided below must be included as part of the House Rules for the associated project and the House Rules must be furnished to HUD as part of the Financing Plan submission. See Attachment 1E for a sample Addendum to the House Rules.~~

~~¶~~

~~**a. Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 CFR § 880.607 and the Multifamily HUD Model Lease.~~

~~**i. Termination of Tenancy and Assistance.** The termination procedure for RAD conversions to PBRA will additionally require that PHAs (as owners) provide adequate written notice of termination of the lease which shall not be less than:~~

~~¶~~

~~A reasonable period of time, but not to exceed 30 days:~~

- ~~• If the health or safety of other tenants, owner employees, or persons residing in the immediate vicinity of the premises is threatened, or~~

~~¶~~

- ~~• In the event of any drug related or violent criminal activity or any felony conviction; or~~

~~¶~~

- ~~• 14 days in the case of nonpayment of rent.~~

~~**ii. Termination of Assistance.** In all other cases, the requirements at 24 CFR § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.~~

~~¶~~

~~**b. Grievance Process.** In addition to program rules that require that tenants are given notice of covered actions under 24 CFR Part 245 (including increases in rent, conversions of a project from project paid utilities to tenant paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating resident procedural rights to comply with the requirements of section 6 of the Act. RAD will require that:~~

- ~~i. Residents be provided with notice of the specific grounds of the proposed owner adverse action, as well as their right to an informal hearing with the PHA (as owner);¶~~
- ~~ii. Residents will have an opportunity for an informal hearing with an impartial member of PHA's staff (as owner) within a reasonable period of time;¶~~
- ~~iii. Residents will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the owner as the basis for the adverse action. With reasonable notice to the PHA (as owner), prior to hearing and at the residents' own cost, resident may copy any documents or records related to the proposed adverse action, and¶~~
- ~~iv. PHAs (as owners) provide the resident with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA (as owner) relied on as the basis for the adverse action.¶~~

~~¶~~

~~The PHA (as owner) will be bound by decisions from these hearings, except if the:¶~~

- ~~i. Hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing.¶~~
- ~~ii. Decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.¶~~

~~¶~~

~~If the PHA (as owner) determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.¶~~

~~¶~~

~~**7. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID exclusion after conversion, in accordance with regulations at 24 CFR § 960.255. After conversion, no other tenants will be eligible to receive the EID. If a tenant receiving the EID exclusion undergoes a break in employment, ceases to use the EID exclusion, or the EID exclusion expires in accordance with 24 CFR §960.255, the tenant will no longer receive the EID exclusion and the Owner will no longer be subject to the provisions of 24 CFR §960.255. Furthermore, tenants whose EID ceases or expires after conversion shall not be subject to the rent phase-in provision, as described in Section 1.7.B.3; instead, the rent will automatically be adjusted to the appropriate rent level based upon tenant income at that time.¶~~

~~¶~~

~~**8. Capital Fund Education and Training Community Facilities (CFCF) Program¶**~~

~~CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as "PHA residents" for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents.¶~~

~~¶~~

~~Capital Fund Budget¶~~

~~Conversion of existing public housing developments under the RAD program will enable HACP to leverage existing funds to secure additional private and other funding.¶~~

~~HACP currently receives HUD Capital Funds on an annual basis, subject to Congressional appropriations for the majority of its public housing units. Attachment 1 includes the current Capital Fund allocation for each RAD conversion site. Upon conversion to RAD, HACP will no longer receive a Capital Fund allocation for units that have been converted and the annual Capital Fund grant will be decreased.¶~~

~~The estimated reduction in HACP Capital Funds on an annual basis is \$639,058.00 assuming that all public housing units that have been issued a CHAP are converted under RAD. Over a five year period, the estimated Capital Fund reduction is \$3,195,290. As RAD conversions are completed, HACP will modify its existing capital plans to reflect the reduction in funding and change in work scopes.¶~~

~~The RAD conversion will not impact HACP's existing Capital Fund Financing Program (CFFP) obligations. HACP will utilize Replacement Housing Funds (RHF) to support the RAD conversion as follows:¶~~

~~Site and Neighborhood Standards for Transfer of Assistance Conversions¶~~

~~HACP has analyzed all currently known replacement sites for those RAD conversions that involve transfer of assistance. All proposed sites meet the current MTW Site and Neighborhood Standards as defined in HACP's MTW Agreement.¶~~

~~Compliance¶~~

~~HACP is not presently subject to a voluntary compliance agreement, consent order, consent decree, final judicial ruling or administrative ruling that has any relation to or impact on the planned RAD conversion.¶~~

~~Moving To Work¶~~

~~HACP may utilize MTW fungibility and programmatic flexibility to support the RAD conversion effort subject to Board and HUD approvals. HACP certifies that regardless of any funding changes that may occur as a result of conversion under RAD, HACP will continue to administer and maintain service levels for its remaining portfolio of public housing units.¶~~

~~HACP will do this by utilizing available funding including Public Housing Operating Fund, Capital Fund, and Tenant Rental Income.¶~~

~~Significant Amendment Definition¶~~

~~As part of the RAD conversion initiative, an Amendment to the MTW Plan will not be required for the following RAD specific actions, provided that the adjustments to the RAD plans are¶~~
¶

authorized by the Board of Commissioners in the normal course of business.¶

¶

- ~~Changes to the Capital Fund budget produced as a result of each approved RAD conversion regardless of whether the proposed conversion will include use of additional Capital Funds;¶~~
- ~~Decisions to apply MTW programmatic flexibility to post conversion RAD developments;¶~~
- ~~Decisions or changes related to the ownership and/or financing structures for each approved RAD conversion including decisions to allocate HACP financial resources as a source of funds to support the RAD conversion initiatives;¶~~
- ~~Changes to the construction and rehabilitation plans and scheduled for each approved RAD conversion;¶~~
- ~~Decisions to convert to either Project Based Vouchers or Project Based Rental Assistance.¶~~

C. PBRA: Other Miscellaneous Provisions.¶

1. Access to Records, including Requests for Information Related to Evaluation of Demonstration. PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice Mobility utilization, and rehabilitation work.¶

2. Davis-Bacon prevailing wages and Section 3 of the Housing and Urban Development Act of 1968 (Section 3). This section has been moved to 1.4.A.13 and 1.4.A.14.¶

3. Establishment of Waiting List. The Project Owner can utilize a project-specific or community waiting list. The PHA shall consider the best means to transition applicants from the current public housing waiting list and will maintain the current HACP waiting list policy as noted in Section 4 of the Administrative Plan, in addition to the following.¶

- ~~i. Transferring an existing site-based waiting list to a new site-based waiting list. If the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.¶~~
- ~~ii. Informing applicants on the site-based waiting list on how to apply for a community-wide waiting list.¶~~
- ~~iii. Informing applicants on a public housing community-wide waiting list on how to apply for a new community-wide or site-based waiting list. If using a site-based waiting list, PHAs shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)–(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the converted project's initial waiting list. In both cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list, given the number of¶~~

~~applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Applicants on the agency's public housing community wide waiting list who wish to be placed onto the newly established site based waiting list must be placed in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).¶¶~~

~~A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.¶¶~~

~~To implement this provision, HUD is specifying alternative requirements for 24 CFR § 880.603 regarding selection and admission of assisted tenants. However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 880.603.¶¶~~

~~**4. Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project.¶¶~~

~~**5. Choice Mobility.** HUD seeks to provide all residents of Covered Projects with viable Choice Mobility options. PHAs that are applying to convert the assistance of a project to PBRA are required to provide a Choice Mobility option to residents of Covered Projects in accordance with the following:¶¶~~

- ~~i. *Resident Eligibility.* Residents have a right to move with tenant-based rental assistance (e.g., Housing Choice Voucher (HCV)) the later of: (a) 24 months from date of execution of the HAP or (b) 24 months after the move-in date.¶¶~~
- ~~ii. *Voucher Inventory Turnover Cap.* Recognizing the limitation on the availability of turnover vouchers from year to year, a voucher agency would not be required, in any year, to provide more than one-third of its turnover vouchers to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.¶¶~~
- ~~iii. *Project Turnover Cap.* Also recognizing the limited availability of turnover vouchers and the importance of managing turnover in the best interests of the property, in any year, a PHA may limit the number of Choice Mobility moves exercised by eligible households to 15 percent of the assisted units.¶¶~~

~~in the project. (For example, if the project has 100 assisted units, the PHA could limit the number of families exercising Choice Mobility to 15 in any year, but not to less than 15.) While a voucher agency is not required to establish a project turnover cap, if such a cap is implemented the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received.¶¶~~

~~HUD's goal is to have all residents in the Demonstration offered a Choice Mobility option within a reasonable time after conversion. However, as HUD recognizes that not all PHAs will have vouchers sufficient to support this effort, HUD will take the following actions:¶¶~~

- ~~• Provide voucher agencies that make such commitment bonus points provided under the Section Eight Management Assessment Program (SEMAP) for deconcentration.¶¶~~
- ~~• Grant a good cause exemption from the Choice Mobility requirement for no more than 10 percent of units in the Demonstration. HUD will consider requests for good cause exemptions only from the following types of PHAs:¶¶~~
- ~~• Public housing only agencies, defined as agencies that own units under a public housing ACC, but do not administer, directly or through an affiliate, a Housing Choice Voucher program; or¶¶~~
- ~~• Combined agencies that currently have more than one-third of their turnover vouchers set aside for veterans, as defined for the purpose of HUD VASH, or homeless populations, as defined in 24 CFR § 91.5. To be eligible for this exemption, the PHA's admission policies must have been formally approved by the PHA's board prior to the time of application.¶¶~~

~~6. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of permanent debt during the HAP contract term to ensure the financing is consistent with long term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)¶¶~~

~~7. **Submission of Year-End Financial Statements.** Covered Projects converting assistance to PBRA must comply with 24 CFR Part 5 Subpart H, as amended, revised, or modified by HUD.¶¶~~

~~8. Classification of Converting Projects as Pre-1981 Act Projects under Section 16(c) of the United States Housing Act of 1937. For purposes of ensuring maximum flexibility in converting to PBRA, all such projects converting to PBRA shall be treated as Pre-1981 Act Projects under Section 16(c) of the US Housing Act of 1937. Section 16(c)(1), which applies to pre-1981 Act projects, restricts occupancy by families that are other than very low income to 25% of overall occupancy. Thus, Project Owners of projects converting to PBRA may admit applicants with incomes up to the low-income limit. HUD Headquarters tracks the 25% restriction on a nationwide basis. Project Owners of projects converting to PBRA do not need to request an exception to admit low-income families. In order to implement this provision, HUD is specifying alternative requirements for section 16(c)(2) of the US Housing Act of 1937 and 24 CFR §5.653(d)(2) to require Project Owners of projects converting to PBRA to adhere to the requirements of section 16(c)(1) of the US Housing Act of 1937 and 24 CFR §5.653(d)(1).¶¶~~

~~¶¶~~

~~9. Owner Adopted Preferences. Project Owners may adopt a preference for elderly single persons pursuant to 24 CFR § 5.655(c)(5) and Housing Handbook 4350.3, Chapter 4. Project Owners who wish to adopt a preference for populations that are not identified in 24 CFR § 5.655(c)(5) (e.g., elderly families, near-elderly single persons, near-elderly families), may do so pursuant to Housing Notice 2013-21 (July 25, 2013). An owner may not adopt a preference that would have the purpose or effect of substantially delaying or denying the participation of other eligible families in the program on the basis of race, color, national origin, religion, sex, disability, or familial status, or would create or perpetuate segregation.¶~~

~~2016 Moving to Work Annual Plan~~
~~Rental Assistance Demonstration~~
~~Attachment 3 – Joint Housing/PIH Notice H-2014-09/PIH-~~
~~2014-17~~

~~¶~~

~~Relocation Requirements under the Rental Assistance Demonstration (RAD) Program,
Public Housing in the First Component 1.~~

~~¶~~

~~1. Purpose~~

~~¶~~

~~This Notice provides public housing agencies (PHAs)¹ and their partners with information and resources on applicable program and relocation assistance requirements when planning for or implementing resident moves as a result of a Rental Assistance Demonstration (RAD) conversion² under the first component of the demonstration.³ This Notice provides guidance on RAD relocation requirements and requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA), as they relate to the public housing conversion process under the first component.⁴~~

~~¶~~

~~Relocation assistance provided pursuant to public housing and RAD requirements is broader than URA relocation assistance requirements. Not all specific situations requiring relocation under RAD may trigger URA assistance requirements. In addition, whereas all qualifying residents⁵ of a converting public housing project are eligible for relocation assistance under RAD, some residents or household members may not meet the statutory and regulatory requirements for eligibility under URA. This Notice supersedes PIH Notice 2012-32 (HA), REV 1, with respect to relocation matters. This Notice also specifically addresses when relocation may begin (see Section 9 below). As necessary, the Department will issue additional guidance on relocation issues and requirements as they relate to RAD.~~

~~¶~~

¹~~This Notice always uses the term “PHA” to refer to the owner of the project prior to and after the RAD conversion, even though, in some cases, the owner of the converted RAD project may be another public entity, a non-profit organization, or other owner (e.g., low-income housing tax credit owner). In addition, this Notice uses “PHA” to refer to the “displacing agency,” a URA term that means the agency or person that carries out a program or project, which will cause a resident to become a displaced person. Projects vary and, for any specific task described in this Notice, may require substituting in a reference to a party that is more appropriate for a specific project.~~

²~~The content of this Notice should not be relied upon in carrying out any other activities funded under any other HUD program, except where specifically directed by HUD.~~

³~~The “first component” of RAD allows public housing and Moderate Rehabilitation properties to convert assistance; the “second component” refers to conversion of Rent Supplement, Rental Assistance Payment, and Moderate Rehabilitation properties upon contract expiration or termination.~~

⁴~~Relocation concerns and URA requirements apply to both components of RAD. This notice provides guidance only as to the first component.~~

⁵~~The term “resident” as used in this Notice refers to eligible resident families of public housing residing in a property applying for participation in RAD or a property that undergoes a conversion of assistance through RAD.~~

2. Background

RAD allows public housing properties to convert assistance to long-term project-based Section 8 contracts. In many cases, a RAD project may require relocation of residents when properties undergo repairs, are demolished and rebuilt, or when the assistance is transferred to another site. PHH Notice 2012-32 REV-1 (see also FR Notice 5630-N-05, 78 FR 39759-39763 (July 2, 2013)) details RAD program requirements.

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (URA) is a federal law that establishes minimum standards for federally-funded programs and projects that include the acquisition of real property (real estate) and/or displace persons from their homes, businesses, or farms as a result of acquisition, rehabilitation, or demolition of real property.⁶ The URA will apply to acquisitions of real property and relocation of persons from real property that occurs as a direct result of acquisition, rehabilitation, or demolition for a project that involves conversion of assistance to Project-Based Voucher (PBV) or Project-Based Rental Assistance (PBRA) programs under RAD.

Additionally, all relocation conducted as part of a RAD conversion and all relocation assistance provided under URA must be consistent with applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973.

Because each RAD proposal varies in its scope, this Notice may not address each PHA's specific circumstances. RAD PHAs and participants should carefully review the regulations, notices, and guidance material referenced in this Notice. Any questions related to the applicability of these requirements should be referred to the RAD Transaction Managers (TM) or may be emailed to rad@hud.gov.

3. Applicable Legal Authorities

- RAD: Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011), with the implementing PHH Notice 2012-32, REV-1
- URA statute and implementing regulations: 49 CFR part 24
- FHEO: Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Fair Housing Act
- Section 104(d) of the Housing and Community Development Act of 1974, statute and implementing regulations (if CDBG and/or HOME funds are used): 24 CFR part 42, subpart C

⁶ HUD Handbook 1378 (Tenant Assistance, Relocation, and Real Property Acquisition), available at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/library/relocation/policyandguidance/handbook1378.

4. Relocation Planning¶

¶ If there is a possibility that residents will be relocated as a result of acquisition, demolition, or rehabilitation for a project converting under RAD, PHAs must undertake a planning process in conformance with URA in order to minimize the adverse impact of relocation (49 CFR 24.205(a)).¶

¶ While a written Relocation Plan is not a requirement under RAD or URA, the Department strongly encourages PHAs to prepare a written Relocation Plan, both to establish their relocation process and to communicate this process consistently and effectively to all relevant stakeholders. Appendix 1 contains recommended elements of a Relocation Plan.¶

¶ The following presents a general sequencing of relocation planning activities within the RAD milestones:¶

Stage	Activities
1. Prior to submission of RAD application	<ul style="list-style-type: none">• Determine potential need for relocation• Meet with residents to discuss plans, communicate right to return, and solicit feedback• Provide <i>General Information Notice</i> (GIN) to residents• Survey residents to prepare Relocation Plan and relocation process cost estimate
2. After receipt of the Commitment to Enter into a HAP Contract (CHAP) Award	<ul style="list-style-type: none">• Prepare Significant Amendment to PHA Plan• Assess and refine need for relocation• Develop a Relocation Plan (See Appendix 1 for recommended content)• Identify relocation housing options
3. Preparing Financing Plan (due to RAD Transaction Manager no later than 180 days following	<ul style="list-style-type: none">• Budget for relocation expenses• Submit FHEO Accessibility & Relocation checklist (PHAs may submit Relocation Plan along with checklist)
4. Receipt of RAD Conversion Commitment (RCC)	<ul style="list-style-type: none">• The date of issuance of the HUD RCC marks the date of "Initiation of Negotiations" (ION), as defined in the URA (49 CFR 24.205(a)(15))• Provide residents with appropriate notice informing them if they will be relocated and any associated relocation assistance• Meet with residents to describe approved conversion plans and discuss required relocation
5. Closing/RAD conversion	<ul style="list-style-type: none">• Generally, resident relocation should not begin until after the date of closing/conversion of assistance under RAD• PHAs must adhere to notification requirements (described in Paragraph 8 of this Notice): generally, a minimum of 30 days for residents to be temporarily relocated for up to a year, and 90 days for permanent relocation• PHAs seeking to move residents prior to closing must receive prior approval from HUD as described in Paragraph 9 of this Notice

5. Resident Right to Return¶¶

~~RAD program rules prohibit the permanent involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed and is in decent, safe, and sanitary conditions.⁷ The period during which residents may need to be temporarily relocated is determined by the period of rehabilitation or construction, which will be specific to each project.¶¶~~

~~If proposed plans for a project would preclude a resident from returning to the RAD project, the resident must be given an opportunity to comment and/or object to such plans. If the resident objects to such plans, the PHA must alter the project plans to accommodate the resident in the converted project. If a resident agrees to such plans, the PHA must secure informed, written consent from the resident to receive permanent relocation assistance and payments consistent with URA and acknowledge that acceptance of such assistance terminates the resident's right to return to the project. In obtaining this consent, PHAs must inform residents of their right to return, potential relocation, and temporary and permanent housing options at least 30 days before residents must make a decision. The PHA cannot employ any tactics to pressure residents into relinquishing their right to return or accepting permanent relocation assistance and payments.⁸ A PHA may not terminate a resident's lease if it fails to obtain this consent.¶¶~~

~~PHAs must keep documentation of such information provided to residents and such consent by residents. While HUD does not require PHAs to submit documentation of obtaining this consent, PHAs and participants must properly brief residents on their housing and relocation options and must keep auditable written records of such consultation and decisions. HUD may request this documentation during a review of the FHEO Relocation and Accessibility Checklist or if relocation concerns arise. Examples of project plans that may preclude a resident from returning to the converted RAD project include, but are not limited to:¶¶~~

- ~~• Changes in bedroom distribution (i.e. when larger units will be replaced with smaller units such that current residents would become under-housed or when smaller units will be replaced with larger units such that current residents would become over-housed);¶¶~~
- ~~• Where a PHA is reducing the number of assisted units at a property by a de minimis amount⁹, but those units are occupied by assisted residents; or¶¶~~
- ~~• The reconfiguration of efficiency apartments, or the repurposing of dwelling units in order to facilitate social service delivery.¶¶~~

~~In all scenarios where residents voluntarily accept permanent relocation to accommodate project plans, these residents are eligible for permanent relocation assistance and payments under URA. If a resident accepts permanent relocation assistance, the resident surrenders his or her right to return to the completed project.¶¶~~

⁷~~Where the transfer of assistance to a new site is approved, residents of the converting project will have the right to reside in an assisted unit at the new site once rehabilitation or new construction is complete.¶¶~~

⁸~~Persons with disabilities returning to the RAD project may not be turned away or placed on a waiting list due to a lack of accessible units. Their accessibility needs must be accommodated.¶¶~~

⁹ A reduction in total number of assisted units at RAD project of 5% or less. (Section 1.5.B of PHH 2012-32 REV-1)

6. Relocation Assistance

Under RAD, relocation assistance may vary depending on the length of time relocation is required.¹⁰

a. In instances when the PHA anticipates that a resident will be relocated for more than a year, the PHA must offer the resident the choice of:

- Permanent relocation assistance and payments at URA levels; or
- Temporary relocation assistance, including temporary housing, while the resident retains his or her right to return and reimbursement for all reasonable out-of-pocket expenses associated with the temporary relocation.

The PHA must give the resident no less than 30 days to decide between permanent and temporary relocation assistance. If the resident elects to permanently relocate with assistance at URA levels, the PHA must inform the resident that his or her acceptance of permanent relocation assistance terminates the resident's right to return to the completed RAD project.

b. In instances when a resident elects temporary relocation assistance and reoccupies a unit in the completed project within one year, the resident need not be offered permanent relocation assistance pursuant to URA.

Great care must be exercised to ensure that residents are treated fairly and equitably. If a resident is required to relocate temporarily in connection with the project, his or her temporarily occupied housing must be decent, safe, and sanitary and the resident must be reimbursed for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation. These expenses include, but are not limited to, moving expenses and increased housing costs during the temporary relocation.

c. In the event that a resident elects to receive temporary relocation assistance and the temporary relocation exceeds one year, the resident becomes eligible for all permanent relocation assistance and payments under URA. (This assistance would be in addition to any assistance the person has already received for temporary relocation, and may not be reduced by the amount of any temporary relocation assistance.) In such event, the PHA shall give the resident the opportunity to choose to remain temporarily relocated for an agreed-to period (based on new information about when they can return to the completed RAD unit), or choose to permanently relocate with URA assistance.

PHAs may not propose or request that a displaced person waive rights or entitlements to relocation assistance under the URA. If the resident elects to permanently relocate with URA assistance, the PHA must inform the person that the person's acceptance of URA relocation assistance to permanently relocate will terminate the person's right to return to

¹⁰ Some residents may not qualify for relocation assistance under URA. A nonexclusive listing of persons who do

~~not qualify as displaced persons under URA is at 49 CFR 24.2(a)(9)(ii). See also, Paragraph 1-4(J) of HUD Handbook 1378.~~

~~the completed RAD project. Conversely, unless and until the resident elects to be permanently relocated, the resident may remain temporarily relocated with a right to return to the completed project.~~

~~¶~~

~~7. Initiation of Negotiations (ION) Date~~

~~Eligibility for URA relocation assistance is generally effective on the date of initiation of negotiations (ION) (49 CFR 24.2(a)(15)). For RAD projects, the ION date is the date of the issuance of the RAD Conversion Commitment (RCC).~~

~~8. Resident Notification~~

~~When a project converting under RAD will include relocation of residents, notice must be provided to those resident households. For each notice listed below, one notice shall be given to each resident household. The purpose of these notifications is to ensure that residents are informed of their potential rights and the relocation assistance available to them. During initial meetings with residents about RAD and in subsequent communications with residents related to relocation, the PHA should inform residents that if they choose to move after receiving a written GIN, but prior to receiving a RAD Notice of Relocation, they may jeopardize their eligibility for relocation assistance. However, PHAs should note that a resident move undertaken as a direct result of the project may still require relocation assistance and the resident may be eligible to receive permanent relocation assistance under the URA even though the PHA has not yet issued notices.~~

~~a. General Information Notice (49 CFR 24.203(a) & Handbook 1378, Paragraph 2-3(B)) As soon as feasible in the planning process, the PHA must provide each resident with a written GIN (see sample in Appendix 2) to provide a general description of the project, the activities planned, and the relocation assistance that may become available. URA regulations state that the GIN should be provided as soon as feasible. Under RAD, PHAs must provide GINs during the initial RAD resident meetings, before submitting a RAD application. GINs must do at least the following:~~

- ~~• Inform the resident that he or she may be displaced for the project and generally describe the relocation payment(s) for which the resident may be eligible, the basic conditions of eligibility, and the procedures for obtaining the payment(s);~~
- ~~• Inform the resident that he or she will be given reasonable relocation advisory services, including referrals to replacement properties, help in filing payment claims, and other necessary assistance to help the resident successfully relocate;~~
- ~~• Inform the resident that, if he or she qualifies for relocation assistance as a displaced person under the URA, he or she will not be required to move without at least 90 days advance written notice, and inform any person to be displaced from a dwelling that he or she cannot be required to move permanently unless at least one comparable replacement dwelling has been made available;~~
- ~~• Inform the resident that any person who is an alien not lawfully present in the United States is ineligible for relocation advisory services and relocation payments, unless such~~

~~ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child (see 49 CFR 24.208(h) for additional information); and¶~~

- ~~• Describe the resident's right to appeal the PHA's determination as to a person's eligibility for URA assistance.¶~~

~~b. RAD Notice of Relocation¶~~

~~If a resident will be relocated to facilitate the RAD conversion, the PHA shall provide notice of such relocation (RAD Notice of Relocation). The PHA shall issue this notice upon the PHA's receipt of the RCC from HUD, which is the ION date. If residents will not be relocated, notice of relocation is not required, but the PHA should notify them that they are not being relocated.¹¹¶~~

~~The RAD Notice of Relocation must conform to the following requirements:¶~~

- ~~• The notice must state the anticipated duration of the resident's relocation.¶~~
- ~~• PHAs must provide this notice a minimum of 30 days prior to relocation to residents who will be temporarily relocated.¹² Longer notice may be appropriate for persons who will be relocated for an extended period of time (over 6 months), or if necessary due to personal needs or circumstances.¶~~
- ~~• Residents whose temporary relocation is anticipated to exceed one year must be informed that they will have no less than 30 days to elect temporary or permanent relocation as described in Section 6 of this Notice. When timing is critical for project completion, the 30-day decision period can run concurrently with the 30-day notice period for temporary relocation and with the 90-day period for permanent relocation if the PHA makes available comparable replacement dwellings consistent with 24.204(a).¶~~
- ~~• Residents who will be permanently relocated must receive written notice a minimum of 90 days prior to relocation. This 90-day time period may only begin once the PHA has made available at least one comparable replacement dwelling consistent with 49 CFR 24.204(a).¹³¶~~
- ~~• The notice must describe the available relocation assistance, the estimated amount of assistance based on the individual circumstances and needs, and the procedures for obtaining the assistance. The notice must be specific to the resident and his or her situation so that the resident will have a clear understanding of the type and amount of payments and/or other assistance the resident household may be entitled to claim.¶~~
- ~~• The notice must explain the reasonable terms and conditions under which the resident may continue to lease and occupy a unit in the completed project.¶~~

¹¹ HUD policy generally requires a "notice of non-displacement" in certain instances; the RAD program does not require this notice. Although the scope of this notice is limited to guidance for projects requiring relocation, PHAs should note, however, that there may be notification requirements for projects that do not involve relocation. The RAD conversion will terminate the resident's public housing lease and commence a PBV or PBRA lease, even when there is no relocation required. In such instances, state law may impose certain notification requirements. In addition, public housing regulations generally require 30 days' notice prior to lease termination. PHAs are encouraged to review public housing requirements set forth in 24 CFR parts 5 and 966.¶

¹² HUD may approve shorter notice periods based on an urgent need due to danger, health, or safety issues or if the person will be temporarily relocated for only a short period.¶

¹³ PHAs should note that URA regulations also require, where possible, that three or more comparable replacement dwellings be made available before a resident is required to move from his or her unit.¶

- The notice must state that the PHA will reimburse the resident for all reasonable out-of-pocket expenses incurred in connection with any temporary move. These expenses include, but are not limited to, moving expenses and increased housing costs (rent, utilities, etc.).

¶

~~c. Notice of Intent to Acquire (49 CFR 24.203(d))~~

¶

~~For RAD projects involving acquisition, residents may be provided with a notice of intent to acquire (“Notice of Intent to Acquire”) prior to the ION date with HUD’s prior approval. Once the Notice of Intent to Acquire is provided, a resident’s eligibility for relocation assistance and payments is established. Therefore, the RAD Notice of Relocation must be provided in conjunction with or after the Notice of Intent to Acquire. A RAD Notice of Relocation would not otherwise be sent prior to the ION date.~~

¶

~~Since residents who accept permanent relocation must receive 90 days advanced written notice prior to being required to move, providing residents the Notice of Intent to Acquire and RAD Notice of Relocation prior to the ION date may be necessary to provide sufficient notice of relocation to a resident in instances where there may not be 90 days between the issuance of the RCC (ION date) and the anticipated closing date. This allows the PHA to issue the notice earlier so that relocation may begin upon closing. This allows program participants to conduct orderly relocation upon closing, minimize adverse impacts on displaced persons, and to expedite project advancement and completion.¹⁴~~

¶

~~d. URA Notice of Relocation Eligibility for residents whose temporary relocation exceeds one year (49 CFR 24.203(b) & Handbook 1378, Paragraph 2-3(C))~~

¶

~~After a resident has been temporarily relocated for one year, the PHA must provide a notice of relocation eligibility in accordance with URA requirements (“Notice of Relocation Eligibility”). This notice is not required if the resident has already accepted permanent relocation assistance.~~

~~The Notice of Relocation Eligibility must conform to URA requirements as set forth in 49 CFR Part 24, to HUD Handbook 1378 and to the following requirements:~~

- ~~The PHA must provide updated information as to when it is anticipated that the resident will be able to return to the completed project.~~
- ~~The resident may choose to remain temporarily relocated based upon such updated information or may choose to accept permanent URA relocation assistance in lieu of exercising the right to return.~~
- ~~If the resident chooses to accept permanent URA relocation assistance and such assistance requires that the resident move, the URA requires such resident to receive 90 days advance written notice of the earliest date they will be required to move (i.e., 90-Day Notice, 49 CFR 24.203(e)). The PHA should be mindful that the 90-day time period may only begin once the PHA has made available at least one “comparable replacement dwellings” as set forth in 49 CFR 24.204(a).~~

¶

¹⁴ PHAs and program participants should note that, in most instances, it will be most appropriate for the acquiring entity to send this notice.

9. Initiation of Relocation

Unless otherwise approved by HUD, relocation may not begin until the date of closing of the RAD transaction and recordation of the RAD Use Agreement. PHAs must provide residents being temporarily relocated at least 30 days advance written notice of the required move. PHAs must give residents being permanently relocated at least 90 days advance written notice of the required move. This means PHAs are advised to plan carefully to account for this 30-day or 90-day notice period to ensure the closing is not delayed.

However, HUD is aware that, in rare cases, some project plans necessitate relocation prior to closing. With prior HUD approval, for projects involving acquisition, PHAs may relocate residents prior to the closing date subject to public housing requirements (see 24 CFR part 5 and 24 CFR 966). PHAs must contact their assigned RAD transaction manager (TM) to discuss plans as early as possible in the process to ensure compliance with all RAD and URA requirements.

If relocation prior to closing is desired, PHAs should submit to the TM the following information, as early as possible in the process:

- A written request for relocation prior to closing. The request must include justification of why the early relocation is necessary for the viability of the RAD transaction. Justification may include the presence of outside financing, such as Low Income Housing Tax Credit (LIHTC) awards, if the PHA can show that early relocation is necessary to meet critical LIHTC deadlines.
- FHEO Accessibility and Relocation Checklist.
- Evidence of intent to comply with public housing requirements, as applicable. Generally, public housing regulations require public housing residents to receive 30 days' notice prior to relocation and that such notice either be published in the PHA's admissions and continued occupancy policies (ACOP) or published elsewhere at least 30 days prior to receipt of such notice (24 CFR parts 5 and 966).

When seeking to relocate residents prior to closing, submission of this request as early as possible is preferred, prior to the 180-day Financing Plan milestone if possible (with Financing Plan submission following the request).

HUD reserves the right to request additional follow-up information, including a Relocation Plan and related budget, prior to approving such requests. PHAs must receive written HUD approval before beginning relocation of residents prior to closing.

Early planning and submission of the Financing Plan and FHEO checklist to HUD will ensure the PHA has built in the 30- or 90-day notice period prior to initiating relocation.

10. Fair Housing and Civil Rights Requirements

PHAs must comply with all applicable fair housing and civil rights laws, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and Section 504 of the Rehabilitation Act of 1973, when conducting relocation planning and providing relocation assistance. Further, communication must be provided in a manner that is effective for persons with disabilities (24 CFR 8.6) and for person who are Limited English Proficient (see 72 FR 2732). This section discusses some of the PHA's obligations under these laws and regulations. However, the applicability of civil rights laws is not limited to the activities discussed in this section. PHAs conducting relocation activities should familiarize themselves with applicable civil rights statutes, regulations, and guidance, including but not limited to, those listed at the end

of this section.¶¶

- ~~Effective Communication for Persons with Disabilities: Communications and materials must be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6), and as applicable, the Americans with Disabilities Act, and for persons who are limited English proficient (see 72 Fed Reg 2732). This includes ensuring that training materials are in appropriate alternative formats as needed, e.g., Braille, audio, large type, assistive listening devices, and sign language interpreters.¶¶~~
- ~~Accessible Meeting Facilities for Persons with Disabilities: When holding public meetings, PHAs must give priority to methods that provide physical access to individuals with disabilities, i.e., holding the meetings, workshops, and briefings or any other type of meeting in an accessible location, in accordance with the regulations implementing Section 504 of the Rehabilitation Act of 1973 and Titles II and III of the Americans with Disabilities Act of 1990, as applicable. All programs and activities must be held in accessible locations unless doing so would result in an undue financial and administrative burden, in which case the PHA must take any action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program or activity, e.g., briefings at an alternate accessible, in-home briefing. Individuals with disabilities must receive services in the most integrated setting appropriate to their needs. The most integrated setting appropriate to the needs of qualified individuals with disabilities is a setting that enables individuals with disabilities to interact with nondisabled person to the fullest extent possible (28 CFR part 35, appendix B).¶¶~~
- ~~Meaningful Access for Persons with Limited English Proficiency (LEP): PHAs must provide meaningful access to programs and activities for persons who have a limited ability to read, speak, or understand English. Any person with LEP who will be temporarily relocated or permanently displaced must have meaningful access to any public meetings regarding the project. In addition, any information provided to residents including, but not limited to, any notices required under the URA, should be provided in the appropriate language to persons with LEP. Generally, PHAs will be responsible for providing oral interpreters at meetings, including ensuring their competence, and covering any associated translation and interpretation costs.¶¶~~
- ~~URA requires that PHAs provide persons who are unable to read or understand the notices, such as persons with disabilities or persons with LEP, with appropriate translation and counseling to ensure that they understand their rights and responsibilities and the assistance available to them (49 CFR 24.5). URA also requires that each notice indicate the name and telephone number of a person to contact with questions or for other needed help (49 CFR 24.5). This notice should include the number for the telecommunication device for the deaf (TDD) or other appropriate communication device, if applicable (24 CFR 8.6(a)(2)).¶¶~~
- ~~Comparable Housing for Persons with Disabilities: PHAs should identify the accessibility needs of residents to be relocated by consulting existing information (e.g., tenant characteristics forms, including identification of the need for accessible unit features, records of approved reasonable accommodations, and records of the presence of accessible~~

unit features). For guidance on providing relocation assistance to persons with disabilities, see Exhibit 3-1 in HUD Handbook 1378.¶

- ~~Advisory Services: PHAs should determine the advisory services that will be necessary to ensure a successful relocation program consistent with 49 CFR 24.205(c). Such advisory services may include housing counseling that should be facilitated to ensure that residents affected by the project understand their rights and responsibilities and the assistance available to them (49 CFR 24.205(c)). Advisory counseling must also inform residents of their fair housing rights and be carried out in a manner that satisfies the requirements of Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Executive Order 11063 (49 CFR 24.205(c)(1)). In addition, PHAs should inform residents that if they believe they have experienced unlawful discrimination, they may contact HUD at 1-800-669-9777 (Voice) or 1-800-927-9275 (TDD) or at <http://www.hud.gov>.~~¶

~~Fair Housing References:¶~~

- ~~Section 504 of the Rehabilitation Act of 1973¶~~
- ~~Regulations: 24 CFR part 8¶~~
- ~~Fair Housing Act Regulations: 24 CFR part 100¶~~
- ~~Title VI of the Civil Rights Act of 1964¶~~
- ~~Regulations: 24 CFR part 1¶~~
- ~~Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (LEP Guidance) (72 FR 2732)¶~~
- ~~Exhibit 3-1 Compliance with Section 504 of the Rehabilitation Act in HUD Handbook 1378 (Tenant Assistance Relocation and Real Property Acquisition)¶~~

~~11. Other Requirements¶~~

~~a. Public Housing Program Compliance¶~~

~~PHAs should note that public housing resident provisions related to occupancy and termination, including grievances and related hearings, will remain in effect until the execution of the new PBV or PBRA Housing Assistance Payment (HAP) contract.¶~~

~~b. Evictions for Cause¶~~

~~If the PHA determines that a resident was evicted in accordance with applicable state and local law for serious or repeated violation of material terms of the lease, and the eviction was not undertaken for the purpose of evading the obligation to make available URA payments and other assistance, the resident is not entitled to relocation payments and assistance under the URA (49 CFR 24.206).¶~~

Appendix IV. Units Approved for Homeownership Disposition

Units approved for homeownership disposition

(showing those units still in the housing stock as of ~~August 2019~~ 10-12-2018)

PA-28-P001-022

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

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

PA-28-P001-038

PA Number	Zip	Address
PA-28-P001-038	15207	926 JOHNSTON AVE #259
PA-28-P001-038	15207	930 JOHNSTON AVE #260
PA-28-P001-038	15207	940 JOHNSTON AVE #262
PA-28-P001-038	15207	978 JOHNSTON AVE #272

PA-28-P001-039

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

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

PA-28-P001-039	15214	3527 COLBY ST #55	
PA-28-P001-039	15206	537 MELLON STREET #56	
PA-28-P001-039	15206	5461 CLARENDON PL #57	
PA-28-P001-039	15206	7216 MINGO ST #59	
PA-28-P001-039	15201	4307 COLERIDGE ST #60	
PA Number	Zip	Address	All Units Pittsburgh, PA

PA-28-P001-050

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

PA-28-P001-051

PA Number	Zip	Address
PA-28-P001-051	15204	1212 STANHOPE ST #1
PA-28-P001-051	15204	1212 1/2 STANHOPE ST #2
PA-28-P001-051	15204	1214 STANHOPE ST #3
PA-28-P001-051	15204	1214 ½ STANHOPE ST #4
PA-28-P001-051	15204	1111 FAULKNER ST #5
PA-28-P001-051	15204	1113 FAULKNER ST #6
PA-28-P001-051	15204	1115 FAULKNER STREET #7
PA-28-P001-051	15204	1117 FAULKNER ST #8
PA-28-P001-051	15204	2703 SACRAMENTO AVE #9
PA-28-P001-051	15204	324 WYCKOFF AVE #10
PA-28-P001-051	15204	326 WYCKOFF AVE #11
PA-28-P001-051	15204	2649 GLASGOW ST #14
PA-28-P001-051	15204	2651 GLASGOW ST #15
PA-28-P001-051	15204	2700 SACRAMENTO AVE #16

PA-28-P001-051	15204	2702 SACRAMENTO AVE #17
PA-28-P001-051	15204	2704 SACRAMENTO AVE #18
PA-28-P001-051	15204	2706 SACRAMENTO AVE #19
PA-28-P001-051	15204	2708 SACRAMENTO AVE #20
PA-28-P001-051	15204	2710 SACRAMENTO AVE #21
PA-28-P001-051	15204	1208 FAULKNER ST #22

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