



HACCP Housing Authority
City of Pittsburgh

2022
Moving to Work
Annual Plan

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**Housing Authority of the City of Pittsburgh
Moving To Work Annual Plan
FY 2022**

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I. INTRODUCTION

During Fiscal Year (FY) 2022, the Housing Authority of the City of Pittsburgh (HACP) is still committed to building better communities and improving the lives of the families who reside in HACP housing. Throughout FY 2021, 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. Affordable housing opportunities in the City of Pittsburgh are the standard versus the exception, the HACP is pursuing.

As evidenced by the Mission Statement, the HACP in FY 2022 will continue the quest to bring a higher quality of life to City of Pittsburgh residents by creating safe, affordable housing in conjunction with comprehensive support services, attentive property management and forward thinking real estate development strategies. The HACP has demonstrated a continued, firm commitment to expanding our affordable housing portfolio to help meet the City of Pittsburgh's growing demand. This goal will be accomplished by developing hundreds of new units in locations throughout the city – including mixed-income developments in East End, the Hill District, and the North Side, as well as Scattered 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. Unprecedented circumstances, including a pandemic, reinforce the foundational principles that it is essential to rebuild an adequate supply of affordable housing, and why the HACP is committed to creating a variety of new affordable housing opportunities.

During the last decade, the HACP saw a torrent of development activity all across the city, including everything from routine repairs to the revitalization of entire communities. In every initiative, the HACP centered residents' needs and forged critical partnerships to herald a new era of affordable housing development in the City of Pittsburgh. We worked collaboratively to reinvest in communities, reinvest in people, and put whole neighborhoods on the path to launch.

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 Housing Choice Voucher (HCV) Program. The Family Self-Sufficiency (FSS) Program, the Resident Opportunity Self-Sufficiency (ROSS) Program, and other HACP resident initiatives are not limited to the Low- Income Public Housing (LIPH) Program. The resident initiatives, programs, and services through FSS are for both the LIPH and HCV residents and include, but are not limited to case management, linkages to services, employment, education, and training.

We provide our residents with the tools they need to become upwardly mobile and attain a higher quality of life. Through training and employment opportunities, any HACP resident who is committed to achieving self-sufficiency will be served. Through the ROSS and FSS Programs, the HACP training programs are designed to produce quality, sustainable employment opportunities.

We are changing the face of affordable housing in all of our communities. Most important, 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 and will be discussed in further detail throughout this FY 2022 MTW Annual Plan:

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 Objectives

The HACP's vision for its Moving To Work (MTW) Program is built around three (3) major themes that together will achieve the statutory objectives and requirements.

- *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.

Long Term Goal/Theme One: Repositioning of HACP's Housing Stock

Since the initial HACP MTW Annual Plan was submitted in FY 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 public housing properties with their surrounding neighborhoods serving as a catalyst for the expansion of public and private investments in revitalizing neighborhoods. The HACP has also introduced market rate units into most of its traditional and non-traditional mixed-finance/mixed-income communities, such as Oak Hill, Garfield, Skyline Terrace, Larimer/East Liberty, and Allegheny Dwellings, to enhance their competitiveness and better integrate them into nearby neighborhoods.

Initiated prior to 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 HCVs 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, providing mixed-income housing and housing with modern conveniences.

The City of Pittsburgh experienced rapid growth in the technology and healthcare industries in recent years and this has resulted in high-end developers meeting the supply and demand of higher income residents moving into the region. Neighborhoods once abundant with affordable market rate rents experienced a surge in pricing for both new and existing units. Low-income families, including those utilizing HCVs, 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 (AMI).

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 order to foster affordability, the HACP will expand the range of homeownership opportunities for residents, participants, and low income public housing (LIPH) eligible persons. The expanded options will include: (1) Habitat for Humanity-this partnership will provide homeownership opportunities for 25 households; (2) Scattered Sites – homeownership opportunities for the LIPH residents who occupy the units; (3) Bond Program – the HACP will partner with URA to offer affordability to “workforce” population at 80% AMI; and (4) Land Trust – the HACP will partner with the Pittsburgh Community Land Trust to create an affordable initiative.

The “Step Up To Market Financing Program” initiative was created in FY 2012 and was initially included in the amended, FY 2012 MTW Annual Plan. This HUD-approved MTW activity has evolved to include several, innovative strategies for re-positioning of the HACP housing stock.

The HACP has also continued to invest in its housing stock, including activities in Section II. The HACP completed phases I, II, III and IV of Addison redevelopment resulting in 311 new Project-Based Voucher (PBV) units and Phase I and II of Larimer Redevelopment resulting in 28 PBV and 75 Project-Based Rent units.

The HACP has also implemented an Energy Performance Contract for improvements that included but was not limited to 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 will track its energy, water, and electricity usage through the EPA’s Energy Star Portfolio Manager for benchmarking purposes. The data will be used to augment pre-existing tools used to create future projections and pathways to accomplish the energy and water reduction goals of the City of Pittsburgh’s Climate Action Plan by 2030.

The HACP has also successfully implemented a MTW local non- traditional development program, the PBV/Gap Financing program, to support various private developers/owners in developing and preserving low-income affordable housing in various mixed-finance projects throughout the city since FY 2016.

The charts in this plan show projected sources of funds that can be used for capital projects, and projected uses of those funds over the next five (5) 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	FY2022 Plans
Larimer/East Liberty Phase III	Phase III is part of the Larimer/East Liberty Choice Neighborhood Implementation Grant (CNIG) Program. Approximately 42 mixed- income rental units will be developed with 9% Low-Income Housing Tax Credits (LIHTC). This phase is under construction. Construction will be completed by Q4 2022. The mixed-use building of Phase III will include 4,800-square feet of commercial/retail space on Larimer Avenue corridor.
Larimer/East Liberty Phase IV	Phase IV of the Larimer/East Liberty CNIG housing development consists of adaptive reuse and mixed-use of the historic Larimer School (35 units) and new construction of townhomes (7 units). This Phase consists of approximately 42 mixed-income rental units and has been financed with a 9% LIHTC which was awarded in July 2019. The project is under construction. Construction is anticipated to continue through Q4 2022.
Larimer/East Liberty Phase V Large-family Scattered Site Replacement units	The HACP’s intergovernmental contractor, Urban Redevelopment Authority (URA) of Pittsburgh will use a conventional public housing development method to develop two (2) 3- bedroom units and one (1) 5- bedroom replacement public housing units in the Larimer neighborhood under the CNI Grant program. The URA is completing pre development activities. The project has been delayed mainly due to the city’s quiet title process, construction cost increases and contractor/labor shortages caused by the current pandemic. If the current contract is not realized, the HACP will pursue alternative opportunities to fulfill this obligation including but not limited to acquisition, rehabilitation, or self-development which are well within the capabilities and capacity of the Development and Modernization Department.
Bedford Dwellings Redevelopment	The HACP and instrumentality, Allies & Ross Management and Development Corporation (ARMDC), will continue to explore and work with public and private partners to identify the best opportunities for the redevelopment of Bedford Dwellings in the Hill District. The development opportunities will include the construction of the first phase of replacement housing for Bedford Dwellings (see more information below), pursuit of a CNIG application in 2022, and PBV/Gap Financed developments conducted in partnership with the City of Pittsburgh, Bedford Dwellings residents, the URA, and qualified developers to continue the Choice Neighborhoods Transformation objectives in the Hill District.
Bedford Dwellings Phase I	The ARMDC plans to apply for 4% and 9% LIHTC awards simultaneously for the Phase 1 of Bedford Dwellings Redevelopment. This phase will consist of approximately 100 rental housing units to generate replacement units in an offsite location known as Miller-Reed-Roberts for the Somers Drive section of Bedford Dwellings in the Hill District. The targeted date for financial closing is in the first quarter of 2023.

<p>Northview Heights Midrise</p>	<p>The HACP plans to develop a new mid-rise senior housing building with up to 43 units of public housing. The Northview Midrise will replace the deteriorating Northview High-rise senior apartment building by being constructed on a 3.96 acre tract of vacant land in Northview Heights that will be disposed of for that purpose. The HACP and the ARMDC submitted a four percent (4%) LIHTC application in spring of 2021. It is anticipated that financial closing, land disposition and construction will begin in 2022. The HACP will pursue the acquisition, re-development, or construction of housing on alternative off-site real estate throughout the City of Pittsburgh for the development of additional replacement units. The HACP also plans to submit a demolition application for the Northview High-rise building along with a to-be-completed resident relocation plan.</p>
<p>Scattered Site Improvement Planning and Implementation</p>	<p>The HACP will continue to review various asset management, housing acquisition, and rehabilitation options to improve the quality and quantity of housing stock and preserve long-term affordability of scattered site units. The HACP will utilize internal resources through the Development and Modernization Department in coordination with other developers/contractors, as necessary, and will complete the rehabilitation of scattered site units.</p>
<p>Manchester</p>	<p>The HACP through the ARMDC will continue the preserving Manchester through redevelopment, an early HOPE VI mixed-finance redevelopment acquired by the HACP in 2017. The 86 affordable rental units will be transformed with HUD’s Rental Assistance Demonstration (RAD) and project-based voucher program. The HACP received HUD’s approval for the RAD application (Commitment for Housing Assistance Payment or CHAP) in May 2020 and subsequently submitted a LIHTC application in early 2021. The anticipated financial closing, land disposition and construction will begin in 2022.</p>
<p>Turnkey Development of Scattered Sites</p>	<p>Amani Christian Community Development Corporation (ACCDC) is developing 22 scattered site units in the Middle Hill District and is in the pre-development stage. The HACP will provide ongoing support as ACCDC seeks final approval from the City of Pittsburgh for permitting and other requirements and plans to acquire the units when they complete construction in late 2022 or early 2023.</p>
<p>St. Clair and Vacant Lots</p>	<p>The HACP and its negotiated buyer, URA, will revise the disposition application for the former St. Clair Village property based on HUD’s Special Application Center’s comments. The URA remains intent on purchasing certain tracts of the property for urban agricultural uses and steep hill conservation purposes. An updated appraisal is underway for each tract. The HACP will pursue the sale for Fair Market Value, or other options available in the Section 18 Demo/Dispo federal regulations. The HACP plans to submit a revised St. Clair disposition application to HUD in Q4 of FY 2021 or FY 2022.</p>

Disposition, Acquisition and Redevelopment of Properties

The HACP will acquire property for the purposes of redevelopment and dispose of agency owned parcels that are not intended for development or other special purpose uses. In addition, the HACP will pursue the redevelopment of agency owned property. Mixed-finance development of various public housing properties as well as other self-development opportunities are in the planning or pre-development phases; including single family and other self-development activities.

- The HACP-owned vacant land along Bedford Avenue including property commonly called “Francis Street” is planned for the Bedford Dwellings redevelopment through the ARMDC.
- The HACP plans to implement a surplus property disposition program designed to sell vacant lots and or structures that are obsolete and/or not required as part of development or modernization initiatives. The intended outcome is to relieve the HACP of the expense of maintaining the vacant lots. In addition, this will release properties that community entities or private owners may wish to use for small projects, community beautification and other uses for the common good.

The HACP is also seeking new opportunities for affordable housing with non-traditional, innovative approaches including acquisition/preservation of naturally occurring affordable-housing, acquisition/rehabilitation, acquisition/new construction, and historic rehab throughout the city. The HACP is working with the community and real estate professionals to identify properties for sale that meet the HACP’s housing goals and provide additional quality housing options for residents.

The properties currently intended for inclusion in the surplus property disposition program are as follows:

Property Address	Type
Schenley Ave, 15224	Vacant
1451 Steubenville Pike, 15201	Vacant
Devilliers Street, 15219	Vacant
0 Sheffield Street, 15233	Vacant
Webster Avenue, 15219	Vacant
11 Trent Street, 15219	Vacant
123 Trent St, 15219	Vacant
1815 Bedford Avenue , 15219	Vacant
1815 Enoch Street, 15219	Vacant
1817 Enoch Street, 15219	Vacant
1819 Enoch Street, 15219	Vacant
1844 Bedford Ave, 15219	Vacant
1911 Webster Ave 15219	Vacant

	58 Monaca Place , 15219	Vacant
	7 Trent Street, 15219	Vacant
	700 Cresswell Street, 15210	Vacant
	9 Trent St, 15219	Vacant
	Allequippa Street , 15213	Vacant
	Bedford Ave, 15219	Vacant
	Thorn St, 15208	Vacant
	Trent St, 15219	Vacant
	Webster Ave, 15219	Vacant
	Monaca Pl, 15219	Vacant
	0 Cassatt Street, 15219	Vacant
	124 Erin Street, 15219	Vacant
	126 Erin Street, 15219	Vacant
	128 Erin Street, 15219	Vacant
	130 Erin Street, 15219	Vacant
	132 Erin Street, 15219	Vacant
	134 Erin Street, 15219	Vacant
	138 Erin Street, 15219	Vacant
	140 Erin Street, 15219	Vacant
	142 Erin Street, 15219	Vacant
	718 Cassatt Street, 15219	Vacant
	N Pacific Ave, 15224	Vacant
	Webster Ave, 15219	Vacant
	Cliff St, 15219	Vacant
	1811 Cliff St, 15219	Vacant
	1830 Cliff St, 15219	Vacant
	1835 Cliff St, 15219	Vacant
	1839 Cliff St, 15219	Vacant
	1848 Cliff St, 15219	Vacant
	1850 Cliff St, 15219	Vacant
	33 Cliff St, 15219	Vacant
	1817 Cliff St, 15219	Vacant
	1829 Cliff St, 15219	Vacant
	1858 Cliff St, 15219	Vacant
	190 Webster Ave, 15219	Vacant
	130 Devilliers St, 15219	Vacant
	Monaca Pl, 15219	Vacant
	1841 Monaca Place, 15219	Vacant
	2 Monaca Place, 15219	Vacant
	25 Monaca Place, 15219	Vacant
	0 Monaca Place, 15219	Vacant

	0 Monaca Place, 15219	Vacant
	0 Monaca Place, 15219	Vacant
	Hyman Pl, 15219	Vacant
	Hyman Pl, 15219	Vacant
	1412 Oakglen St, 15219	Vacant
	Burrows St, 15219	Vacant
	1250 Dickson St, 15212	Vacant
	5051 Hillcrest St	Fort Pitt Park- Vacant
	700 Lillian St, 15210	Vacant Obsolete Structure
	802 Stanhope St, 15204	Vacant Obsolete Structure
City's Edge	<p>Identified through the PBV/Plus Gap competitive selection process in FY 2018. The HACP has committed to awarding a number of PBV vouchers 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 is proposed to have approximately 110 units; 92 supported by Project-Based Vouchers (PBV) and 18 market-rate units. This project is workforce targeted. There will be a commercial component of the property that may include a parking garage and proposed space for a daycare, after school program, MBE/WBE incubation space, restaurant, medical care facility, business center, a fitness room, or a combination thereof.</p>	
Acquisition and Build-Out of New Administrative Space and Disposition of HACP Office	<p>The HACP purchased office space located at 412 Boulevard of the Allies (f.k.a. 420 Boulevard of the Allies) on September 20, 2018. The new space will be renovated to house the administration of the HACP and will accommodate adequate public reception, meeting, and interaction space. 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 the first half of FY 2022. The HACP plans to be fully operational in the new administration building by Q1 of FY 2022.</p>	
Oak Hill RAD	<p>A nine percent (9%) tax credit application will be submitted to the Pennsylvania Housing Finance Agency (PHFA) in FY 2022 for the redevelopment of Oak Hill Major Reconstruction of Obsolete Properties (MROP) units, which have been vacant for several years. Based on the resulting award, a closing for this phase can take place in 2022 or 2023. A Converted Awaiting Transfer request has been approved by HUD for early demolition of the units in the meantime. Demolition of MROP units will occur in 2022. The HACP will also seek HUD approval in 2022 for the disposition of certain parcels in the neighborhood to be managed by the owner entities of the Oak Hill mixed-income community.</p>	

<p>2017 PBV/Gap Financing RFP</p>	<p>The Lemington Senior Development is currently under construction. Lease- up of residential units will begin in 2021 with completion expected in Q1 of FY 2022. The project consists of 54 Units with 100% supported by PBVs. Gap Financing is provided in the amount of \$3,984,900.</p>
<p>2018 PBV/Gap Financing RFP (MTW Local Non- Traditional activity)</p>	<p>Construction activities are ongoing for North Negley Residences: This project’s financial closing occurred on April 30, 2021, and is estimated to reach completion in October 2022. The development consists of 45 rental units including 13 PBV units. Gap Financing is provided in the amount of \$875,000.</p> <p>New Granada Square Apartments consists of 40 rental units including 10 PBV units. The project’s financial closing occurred on June 4, 2021. This project is currently under construction and completion is anticipated by December 30, 2022. Gap Financing is provided in the amount of \$1,000,000.</p>
<p>2019 PBV/Gap Financing RFP (MTW Local Non- Traditional activity)</p>	<p>The following projects received conditional commitments of PBV/Gap Financing through a 2019 RFP. The HACP will continue to work with the developers to bring the projects to a successful completion.</p> <ol style="list-style-type: none"> 1. Gladstone Residences (The Community Builders, Inc.): <ol style="list-style-type: none"> a. 20 PBV units, b. 33 non-PBV units, c. Pre-development activities are currently ongoing. d. Gap Financing is provided in the amount of \$1,000,000. 2. Harvard Beatty Street Housing (TREK Development Group, Inc.): <ol style="list-style-type: none"> a. 8 PBV units, b. 14 non-PBV units, c. The project is undergoing a Part 58 Environmental Review. The PBV Agreement to Enter into a HAP Contract can be finalized upon subsidy layering review approval. d. No Gap Financing is provided for this project. 3. Fifth and Dinwiddie Redevelopment (Bridging the Gap Development, Inc.): <ol style="list-style-type: none"> a. 23 PBV units, b. 144 non-PBV units, c. Pre-development activities are ongoing. d. Gap Financing is provided in the amount of \$2,000,000
<p>2019 PBV/Gap Financing RFP</p>	<ol style="list-style-type: none"> 1. Highland-Stanton Apartments (Action Housing, Inc.): <ol style="list-style-type: none"> a. 23 PBV units, b. No additional units, c. Pre-development activities are gradually subsiding. The project’s development proposal will be sent to HUD by the end of FY 2021. d. Gap Financing is provided in the amount of \$1,800,000.

<p>2020 PBV/Gap Financing RFP (MTW Local Non- Traditional activity)</p>	<p>The HACP awarded conditional commitments of PBV/Gap Financing in 2020 as follows:</p> <ol style="list-style-type: none"> 1. Cedarwood Homes (Tryko Partners): <ol style="list-style-type: none"> a. 24 PBV units, b. 22 Non-PBV units, c. The developer has applied for 9% tax credits. d. Gap Financing is provided in the amount of \$1,620,000.
<p>2020/2021 PBV/Gap Financing RFP (MTW Local Non- Traditional activity)</p>	<p>The HACP will continue the PBV/Gap Financing program and as funding permits, issue Requests for Proposals in FY 2021 and FY 2022. Projects applying for HACP’s PBV/Gap Financing program will be required to leverage non PBV units to be eligible for an award. Non-Gap Financing projects will be directed to apply for the traditional PBV program.</p>
<p>Choice Neighborhoods Planning Grant</p>	<p>Fineview Citizens Council (Lead-grantee) and HACP (Co-grantee) were awarded HUD’s FY2020 Choice Neighborhoods Planning Grant for Allegheny Dwellings public housing and its surrounding neighborhood in Northside in December 2020. The partners are completing surveys and other planning activities. Draft transformation plan will be submitted to HUD in FY2022.</p>
<p>New Pennley Place Phase I RAD</p>	<p>The owner of a 20-year old mixed-finance rental housing community, New Pennley Place Phase I (Phase I), has submitted its RAD conversion proposal (either PBV or PBRA platform) for 38 public housing units (20 1-bedroom units, 16 2-bedroom units, 2 3-bedroom units) in East Liberty neighborhood. This area is the center of a tremendous amount of private, market-rate housing investors and developers. Further description of this proposal is described in the Pursuit of RAD Conversion section below. The HACP will continue to work with the owner and residents of Phase I to structure the RAD conversion in FY 2022.</p>
<p>Single Family Homes Pilot and Partnership Programs</p>	<p>The HACP will embark on special partnerships to develop single family homes for sale. The for sale program is intended to address infill housing through construction and neighborhood stabilization through rehabilitation. The initial goal is to construct 25 single family homes in partnership with entities that provide services, support, and financing to ensure the best possible opportunity for success of the low-income homeowner.</p>

Pursuit of Rental Assistance Demonstration (RAD) Conversions

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

- Glen Hazel Family Community and Glen Hazel High Rise (Conversion in 2018)
- Oak Hill (Conversion in 2017)
- Manchester Redevelopment (Obtained HUD's Commitment to enter into a Housing Assistance Payment or CHAP in March 2020)

The RAD financial closing occurred for Glen Hazel Family Community and Glen Hazel High Rise in 2018. Rehabilitation and relocation activities of Glen Hazel RAD were completed in FY 2020. Oak Hill Phase I and Phase II-Wadsworth sub phase were converted to HUD Project-based Rental Assistance (PBRA) through the RAD Program in FY 2017. Major Reconstruction of Obsolete Public Housing Projects (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. Manchester Redevelopment has been approved by HUD via its CHAP in order to convert 86-unit public housing portfolio into PBV platform with housing rehabilitation.

The HACP considers RAD a viable option for increasing housing opportunities through new construction, conversion, or transfer of assistance to developments through partnership or self-development activities. Various means to secure the affordability of RAD units include cooperative memoranda, agreements or restrictive covenants and will be explored. The owner of a 20-year old mixed-finance rental housing community, New Pennley Place Phase I, has submitted its RAD conversion proposal (either PBV or PBRA platform) for 38 public housing units in the New Pennley community in East Liberty neighborhood that has been under private, market-rate housing investors and developers. The HACP is in favor of utilizing various tools to preserve the existing affordable housing units in the city's thriving East Liberty neighborhood. The HACP will continue to negotiate with the owner entity of New Pennley through FY2022 to restructure the HACP's existing debt facility and overall refinancing/rehabilitation deal to support the preservation of long-term affordable housing.

RAD Conversion Plan for New Pennley Place Phase I

Background: The HACP and The Community Builders, Inc. (TCB) applied for and received HUD's CHAP (Commitment for RAD PBV HAP contract) for New Pennley Place Phase I mixed-finance development (Phase I) in 2017. However, the HACP subsequently decided not to move forward due to infeasible project financing.

TCB submitted to the HACP a revised RAD PBV conversion proposal in 2021. Phase I is a 102-unit property (54-elevator units and 48 townhouses/walk-up units) that was completed and occupied in 1999. Phase I contains 38 ACC public housing units, 38 PBRA units, and 26 unrestricted market rate units. Phase I was completed in 2000. The bedroom mix of the 38 ACC units is as follows.

Unit Type	Number of Units
1-Bedroom units	20
2-Bedroom units	16
3-Bedroom units	2

The current affordability restrictions for the ACC units are as follows.

- The PHFA’s 30-year restrictive covenant expires in December 2029.
- The HACP’s 40-year restrictive covenant expires in December 2039.

RAD Conversion Strategy

- **Repositioning: Property Rehabilitation and Supportive Services Reserve**
 - Property requires significant capital improvement work, approximately \$35,000 per unit of capital work, a total construction cost of \$5M.
 - The owner entity also plans to add a new supportive services reserve in the amount of \$300,000 that is projected to provide 12 hours of staff time for the 15-year compliance period.
- **Improving Operating Income to Finance the Improvement**
 - According to the TCB’s analysis, the current operating income from ACC subsidy and other rental units is insufficient for the property to support the amount of debt needed in order to accomplish the necessary scope of work. PBV or PBRA operating subsidy will provide debt capacity for the property to take out a lump sum permanent loan to conduct the necessary capital improvement and establish a new replacement reserve.
- **RAD Financing Strategy**
 - 4% LIHTC resyndication with a RAD conversion is essential for repositioning the Property.
 - Property has many existing sources of soft debt that will need to be restructured including HACP, Urban Redevelopment Authority (URA), and Pennsylvania Housing Finance Agency (PHFA), The Community Builders, Inc. (TCB).
 - Conversion of ACC units into PBV platform at 110% of Small Area Fair Market Rent.

Tentative Timeline

Initial Submission to HUD for RAD CHAP	January 2022
4% LIHTC Preliminary Application Submission to PHFA	March 2022
4% LIHTC Underwriting Application Submission to PHFA	May 2022
Financial Closing & Rehabilitation Start	December 2022

Long Term Development and Redevelopment Funding Projections

Below are 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:

- Federal Infrastructure Funding.
- 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 become available.
- HUD's new and evolving financing and transformation initiatives (if authorized), or other similar approaches.
- Project-Based Voucher: Project-basing Housing Choice Vouchers (PBVs).
- Project Based Rental Assistance (HUD Multifamily).
- The HACP's Moving to Work *Step Up To Market Financing Program*.
- Gap Financing program, an MTW local non-traditional development source approved by HUD.
- Choice Neighborhoods Planning and Implementation Grant Funds.
- Local Blended Subsidy with MTW block grant operating subsidy.
- Public Housing Authority Mortgaged Transactions (PMT) under section 30 of the United States Housing Act of 1937.
- 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.

Local Blended Subsidy

The MTW Local Blended Subsidy (LBS) program will allow the HACP to blend its MTW block grant and public housing operating funds to subsidize units reserved for low-income households. This is utilized to create an operating expense level, which is adequate to provide essential operating services while also supporting debt service required to finance a new mixed-finance replacement housing development. In essence, the HACP intends to utilize the LBS program to provide affordable housing options to residents while maximizing the leverage of third-party sources as a way to pay for development and long-term operating costs. The LBS program is targeted toward developments where the units require a subsidy level that is not otherwise available through the traditional public housing subsidy program. The units that utilize HUD's LBS program will continue to be subject to the rules and regulations under Section 9 of the Housing Act of 1937 and will be subject to a Subsidy Layering Review or other appropriate analysis by HUD.

- i. The LBS program will be available for the Northview Midrise and other mixed-finance subsequent development projects approved by HUD.
- ii. All financing partners involved with the Northview Midrise development will be made aware of the utilization of the LBS program to pay for a certain amount of loan facilities.
- iii. The HACP will continue to be subject to the Mixed-Finance Development standard protocols and procedures outlined in 24 CFR 905, Subpart F, and anticipates that any debt structure would be subject to the HUD reviews as HUD deems appropriate.

The Northview Midrise development will be the HACP's first application of the LBS program. An overview of the Northview Midrise development is outlined below:

- i. Project Address: 250 Penfort Street Pittsburgh, PA, 15214. (Parcel Number: 77-D-50)
- ii. Neighborhood: Northview Heights
- iii. Land Area: 3.96 acres
- iv. Scope: New Construction of 43 rental apartment units with approximately 4,800 square feet of commercial space on the ground floor of the building.
- v. Planned Unit Mix:
 1. Accessible Units: 5 units will be Uniform Federal Accessibility Standards (UFAS) Compliant

2. Planned Income Mix:

Bedroom	Unit Type	# of Public Housing/ Tax Credit Units	Total
1	Elevator Apartments	36	36
2	Elevator Apartments	7	7
Total		43	43

Public/Private Partnership Investments in Housing

The HACP will also continue to create opportunities for development through public and private sector investments. These investments will be leveraged to develop affordable multifamily and for sale units. The HACP will explore and plans to conduct development activities that leverage resources in preparation for housing that may serve as Choice replacement housing and/or supports other affordable housing initiatives.

Sources	Projected Sources	2022	2023	2024	2025	2026	5-Year SubTotals
	MtW Funding (HCV)	1,901,129	1,901,129	1,901,129	1,901,129	1,901,129	9,505,645
	CFP Projected Future Funding	10,814,516	10,000,000	10,000,000	10,000,000	10,000,000	50,814,516
	MtW Reserves	23,366,184	27,528,666	15,459,025	17,933,613	12,484,713	96,772,201
	Total All Projected Sources	36,081,829	39,429,795	27,360,154	29,834,742	24,385,842	157,092,362

Uses	Proposed Uses	2022	2023	2024	2025	2026	5-Year Subtotals
	Subtotal Development	27,500,000	18,000,000	17,000,000	22,500,000	15,500,000	100,500,000
	Subtotal Modernization	8,581,829	21,429,795	10,360,154	7,334,742	8,885,842	56,592,362
	Total All Proposed Uses	36,081,829	39,429,795	27,360,154	29,834,742	24,385,842	157,092,362

Development Project	2022	2023	2024	2025	2026	5 Year Total
Larimer CN Phase 5 (SS)	300,000	0	0	0	0	300,000
Manchester Rehab + New Construction	1,000,000	0	0	0	0	1,000,000
Bedford Dwellings Redevelopment Phase I	4,000,000	0	0	0	0	4,000,000
Bedford Centre Avenue Set-Aside	0	2,000,000	0	0	0	2,000,000
Northview Heights Replacement Housing	200,000	0	0	0	0	200,000
City's Edge (2018)	3,000,000	0	0	0	0	3,000,000
Acquisition/Demo/Rehab	3,000,000	0	0	0	0	3,000,000
Hill District Acquisition/New Construction/Rehab	3,000,000	0	0	0	0	3,000,000
Acquisition Rehab & Construction	5,000,000	0	0	0	0	5,000,000
PBV/Gap Financing Program	7,000,000	0	0	0	0	7,000,000
Allegheny Dwellings Redevelopment Phases 1-3	0	1,000,000	15,000,000	0	15,500,000	31,500,000
Bedford Dwellings Redevelopment Phases 2-4	0	12,000,000	1,000,000	13,500,000	0	26,500,000
Arlington Heights Redevelopment	0	2,000,000	0	9,000,000	0	11,000,000
Homewood North	0	0	0	0	0	0
In fill For-Sale Rehab	1,000,000	1,000,000	1,000,000	0	0	3,000,000
Total	27,500,000	18,000,000	17,000,000	22,500,000	15,500,000	100,500,000

Modernization

AMP: 1
Addison Terrace / Additions
(201 KIRKPATRICK ST
CENTRAL MAINTENANCE)

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	151,258	0	2,215	0	153,473

AMP: 2
Bedford Dwellings

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	500,000	500,000	0	0	0	1,000,000

AMP: 15
Pennsylvania Bidwell

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	654,867	530,344	0	1,622,070	682,383	3,489,664

AMP: 17
Pressley St High Rise

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	577,524	612,921	577,524	482,536	0	2,250,505

AMP: 9
Northview Heights (Family /

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	500,000	0	1,231,079	91,193	2,802,245	4,624,517

AMP: 20
Homewood North

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	2,336,149	139,075	0	833,367	3,308,591

AMP: 4
Arlington Heights

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	2,609,438	2,592,531	4,892,626	1,128,533	1,262,535	12,485,663

22/39
AMP: Scattered Sites North/South
(includes D.O.C. 1205 Liverpool St (Direct Opportunities

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	1,233,528	530,735	1,575,011	1,970,433	5,309,707

AMP: 40
Mazza Pavillion

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	0	77,396	17,438	2,643	97,477

AMP: 41
Caliguiri Plaza

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	9,733,064	286,546	182,687	0	10,202,297

AMP: 44
Finello Pavillion

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	0	469,912	14,520	158,799	643,231

AMP: 45
Morse Gardens

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	0	1,117,967	141,175	473,073	1,732,215

AMP: 46
Carrick Regency

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	0	208,369	966,737	78,426	1,253,532

AMP: 47
Gualtieri Manor

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	0	0	48,925	122,527	21,938	193,390

AMP: 999
Authority Wide

Work Items	2022 Projected Obligations	2023 Projected Obligations	2024 Projected Obligations	2025 Projected Obligations	2026 Projected Obligations	5-Year Budget Total
Totals	3,740,000	3,740,000	780,000	988,100	600,000	9,848,100

GRAND TOTAL All AMPs	8,581,829	21,429,795	10,360,154	7,334,742	8,885,842	56,592,362
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The HACP is committed to continuing the pursuit of programs and policies that promote self-sufficiency and independent living. This is pursued and implemented through programs and policy modifications.

The HACP has several supportive service programs that support residents in attaining Self-Sufficiency. Included, but not limited to the: Family Self-Sufficiency Program (FSS), Resident Employment Program (REP), Resident Opportunity for Self-Sufficiency (ROSS), and Computer Programs. These programs and referrals for residents of the LIPH and the HCV programs are designed to assist them in preparing for, seeking, finding, and retaining employment as well as financial literacy and reentry. The program components and the HACP FSS and RSS Staff also work constantly to link residents with other programs, leverage additional services, and create positive environments for families, adults, seniors, and children. The FSS, ROSS, REP and the Computer Programs are complemented by the other resident initiatives provided by the HACP and its partners that focus on youth and adults of varying ages. These other initiatives include summer programming, programs addressing food insecurity, literacy and training programs, the Clean Slate Drug Free Lifestyles, and the Creative Arts Corner which is a state-of-the-art audio/video studio 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 Service Coordinators are retained through the HUD-funded FSS and ROSS Program Grants. There are also many other ancillary service providers that offer in-kind services to the HACP residents. Some of these providers include but are not limited to: Some of these providers include but are not limited to: Pittsburgh Public Schools; Northview Heights Citizens Council, Inc.; Northview Heights High Rise Tenant Council; One North Side; Project Density; Pittsburgh Police Department; Northview Heights Substation; Arlington Heights Tenant Council; Brashear Association; Minority Emergency Preparedness Task Force; The Light House Cathedral; 412 Food Rescue; Center For Victims; Peace Makers; Greater Pittsburgh Food Bank; Pittsburgh Fire Department; New Dawn Beginnings; Michael Blackwell North Side Outreach; CitiParks Feeding Program; Councilman Bobby Wilson; Mercy Acts International; YouthPlaces Program; BJWL Out Of School Program (Homewood); Urban League Family Support Center; North view Heights; Carnegie Library; Red Cross; Reading Is Fundamental; Ursuline Support Services; Ursuline Eviction Prevention Program; FamilyLinks; HACP Mask Monday; North Side Christian Health Center; ABK Learning Center; Creative Arts Corner Partners; Josh Gibson Foundation; Bethany House Ministries; City Parks; Foundation of Hope; Center for Victims; Community College of Allegheny County; University of Pittsburgh; Duquesne University to include the School of Pharmacy and the School of Education; Macedonia Face; Comcast; PNC Bank' Dollar Bank; Pittsburgh Financial Empowerment Center (FEC); Dress for Success; Pittsburgh Community Services, Incorporated (PCSI); Davis Consulting Solutions (DCS); Diversified Health; Goodwill of Southwestern PA.; Jeremiah's Place; Urban League of Greater

Pittsburgh; Clean Slate E3 Scholarship Program; UPMC Living at Home; Mission Vision; Cash for Kids; Woman League Of Voters; City Planning Dept.; Global Links; Allegheny County DA Office; Gateway Health Plan; City of Pittsburgh City Council; Life Span; Brashear Associates; Carnegie Library; City of Pittsburgh Healthy and Active Living Program; Drivers' Education; Garfield Jubilee; Pittsburgh Job Corp; 84 Lumber; Rivers Casinos; Mistick Construction; Energy Innovation Center; Builders Guild of Western PA.; Community Empowerment Association (CEA); A Philip Randolph Institute; RK. Mellon; Jerome Bettis Bus Stops Here Foundation; Stem Coding Lab; Heinz Endowments; McAuley Foundation; and the Gateway Robert Wood Foundation.

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 continue in FY 2022 to 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 (1) 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. We are not proposing any new MTW activities; instead, we are enhancing current approved programs.

HACP Grants: Non Federal Funding Sources			
Funder	Award Date	Amount	Title
RK Mellon Foundation	Dec. 2, 2020	\$150,000	Mobile RV
Heinz Endowments	Feb. 12, 2021	\$45,000	Community Planning for Glen Hazel
Gateway Health Plan	Oct. 30, 2020	\$15,000	Health Clinic/ Movie Night
Robert Wood Johnson Foundation	April 2021	\$243,000	HCV Mobility Study with Penn State University
Gateway Health Plan	Aug. 6, 2021	\$25,000	The Vaccine Hesitancy Workshops and COVID Vaccine Interviews

HACP Grants: Federal Funding Sources			
Funder	Award Date	Amount	Title
HUD – HCV	April 30, 2021	\$4.1 million	HCV Mobility Demonstration (with ACHA & ACDHS)
HUD – Emergency Safety & Security	April 12, 2021	\$250,000	Security Cameras for Allegheny Dwellings & Bedford Dwellings
HUD – CNI Planning	Dec. 16, 2020	\$450,000	CNI Planning for Allegheny Dwellings/ Fineview Citizens Council (FCC)
HUD – FSS	Dec. 12, 2020	\$377,268	Family Self-Sufficiency (1 year)
HUD – ROSS	March 18, 2019	\$360,000	Resident Opportunities & Self-Sufficiency (3 year)

In FY 2021, the HACP was awarded five (5) National Association of Housing and Redevelopment Officials (NAHRO) Awards of Merit. These awards included Cornerstone Village-Phase II; Sandstone Quarry-Phase I; Northview Heights Public Safety Center (with the Pittsburgh Bureau of Police) *rededicated as the Officer Calvin Hall Public Safety Center in honor of Officer Hall, a fallen officer assigned to the substation*; Mobile Computer Lab 2.0; and for Elimination of Food Insecurity in Public Housing with the 412 Food Rescue. In FY 2022, the HACP intends to continue to pursue opportunities for showcasing and highlighting on-going resident initiatives. 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 City of Pittsburgh 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 received approval in the FY 2019 MTW Annual Plan for an alternative payment standard to address the limited housing stock and increased rental costs.

During the on-going implementation of this initiative, 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:

- a. Expand housing choices by providing access to more neighborhoods;
- b. Create additional units from previously sub-standard properties and improve the quality of existing units;
- c. Decrease concentration of voucher usage in high poverty areas.

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.

Lastly, to remain competitive in the rental housing market and ensure housing choice is available to all HCV participants, in September 2021, the HACP requested waiver approval to utilize all related MTW activities for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and will continue to do so as new Special Purpose Voucher programs emerge.

C. Short-Term Goals and Objectives

The HACP's Short-Term Goals are to:

- Process all applications within thirty (30) days of receipt.
- Effectively improve the Voucher Utilization Rate and lease-up rates in LIPH.
- Ensure that inspections are completed on a timely basis.
- Improve the PIC submission rate.
- Continue to enforce effective policies to minimize any risk for discriminatory practices.

- Seek to continue to remove all barriers to housing for the disabled community.
- Have no fiscal year audit findings.
- Request a waiver for the HUD HCV Mobility Demonstration for HUD-approval of a select number of MTW implemented activities to include pre-inspections, the Preferred Owners Program, Modified Rent Policy on Percentage of Allowable Adjusted Annual Income (rent burden), Biennial Reexaminations, Modified Payment Standard (for reasonable accommodations), and the SAMFR Alternative Payment Standard (rehabilitation).
- Effectively monitor the surveillance equipment to ensure maximum operational efficiency throughout the housing sites.
- Monitor the security resources to include constable, guards and above-baseline services provided by the Pittsburgh Police Department.
- Develop strategic financial plans and revenue forecasts to better accommodate residents.
- Earn positive cash flow.
- Enhance the service provisions for Project-Based Voucher (PBV) recipients.
- Apply for new Resident Opportunity for Supportive Services (ROSS) Grants through the available funding source.
- Maximize the use of virtual resources due to the pandemic and improve the virtual support for residents.
- Ensure all eligible residents have been offered the opportunity for Family Self Sufficiency (FSS).
- Enhance the Eviction Prevention ongoing Partnership Agreement with the provider to include monitoring statistical reports and ensuring residents are receiving services offered.
- Offer Employment Fairs/ Resource Fairs and Workforce Development Meetings.
- Participate in at least five (5) job and career fairs per year.
- Increase the enrollment for Training Programs to include Drivers Ed, Constructions Trade, CNA, CDL, UPMC, and CVS.
- Implement new WOW mobile lab initiatives such as WOW minivan and WOW RV mobile unit.
- Update/upgrade mobile lab program by adding new initiatives.
- Align and improve the HACP Gap Financing program based on local needs and resources.
- Increase professional capacity and expertise of all HACP Staff.
- Review the Opportunity for a “For-Sale Single Family Pilot Program”.
- Increase the number of homebuyers through the HACP Homeownership Program.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

(I) GENERAL OPERATING INFORMATION

ANNUAL MTW PLAN

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) FILL IN NAME AND NUMBER	0/1 Bdm	2 Bdm	3 Bdm	4 Bdm	5 Bdm	6+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
Turnkey Development (ACCDC) / Scattered Site North - PA039	0	15	7	0	0	0	22	General	2	2
Larimer/East Liberty Phase V-B/ Scattered Site North-PA039	0	0	2	0	1	0	3	General	0	0
Northview Midrise	36	7	0	0	0	0	43	General	6	2
Total Public Housing Units to be Added in the Plan Year:							68			

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, <https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf>

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

If "Population Type" is "Other" please describe:

Non-Applicable

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
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	80	

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
Larimer/East Liberty Phase III	19	Leased	Co-Development
Larimer/East Liberty Phase IV	18	No	CNIG replacement units
Bedford Redevelopment Phase I	80	No	First phase of lower Bedford Dwellings redevelopment (using PBV + Gap Financing, new construction, and/or acquisition/rehabilitation)
City's Edge	92	No	PBV in non-traditional mixed-finance development
Lemington Senior Housing	54	No	PBV + Gap Financing
New Granada Square	10	No	PBV + Gap Financing
North Negley	13	No	PBV + Gap Financing
Manchester Redevelopment	86	Yes	RAD/PBV
Harvard Beatty Street Housing	8	No	PBV + Gap Financing
Stanton-Highland Apartments	23	No	PBV + Gap Financing
Gladstone Residences	20	No	PBV + Gap Financing
Fifth Dinwiddie	23	No	PBV + Gap Financing
Cedarwood Homes	24	No	PBV + Gap Financing
TOTAL: Planned new Project Based Units in Plan Year	470		

iv. 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 is already in place at the beginning of the Plan Year. Select one of the following to indicate the *Planned Status by the End of Plan Year: “Committed, Leased, or Issued”. In column three, indicate if the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Skyline Terrace (Addison Phase I)	168	Leased	No	HAP Contract in place. First Phase of Addison Redevelopment
Lofts at Bentley (Addison Phase II)	64	Leased	No	HAP Contract in place. Phase II at Addison Terrace Redevelopment
Addison Phase III (Middle Hill)	37	Leased	No	HAP Contract in place. Third phase of Addison Terrace Redevelopment
Addison Phase IV (Kelly Hamilton Homes)	42	Leased	No	HAP Contract in place. Fourth and final phase of Addison Terrace Redevelopment
Allegheny Dwellings I (Sandstone Quarry)	47	Leased	No	HAP Contract in place. Phase I of Allegheny Dwellings Redevelopment
Allegheny Union Baptist Association	36	Leased	No	HAP Contract in place. Senior building.
Crawford Square	60	Leased	No	Part of multi-stage HAP Contract is in place. Currently undergoing modernization.
Dinwiddie III and IV	24	Leased	No	HAP Contract in place.
Doughboy	9	Leased	No	HAP Contract in place.
East Liberty Place South	6	Leased	No	HAP Contract in place.
Hillcrest Senior Apartments	16	Leased	No	HAP Contract in place.

Larimer Pointe	40	Leased	No	HAP Contract in place.
Larimer/East Liberty Phase I	28	Leased	No	HAP Contract in place.
Legacy Apartments (Senior)	18	Leased	No	HAP Contract in place. Senior building.
Mackey Lofts	11	Leased	No	HAP Contract in place. Building for hearing-impaired households.
Millers Street Apartments	9	Leased	No	PBV/Gap Financing. HAP Contract in place.
New Granada Square Apartments	10	Committed	No	PBV/Gap Financing. 2022 Construction Completion
North Negley Residences	13	Committed	No	PBV/Gap Financing. 2022 Construction Completion
Elmer Williams Square	37	Leased	No	PBV/Gap Financing. HAP Contract in place.
Milliones Manor (Senior)	39	Leased	No	HAP Contract in place. Senior building.
Wood Street Commons	65	Leased	No	HAP Contract in place. Single room occupancy (SRO) units located downtown.
Mellon's Orchard South	8	Leased	No	HAP Contract in place.
Sycamore Street Apartments	15	Leased	No	HAP Contract in place.
TOTAL: Planned Existing Project-Based Vouchers	802			

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

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
Possible addition of scattered site units through acquisition and rehabilitation.
Potential disposition of vacant lots and select deteriorating scattered sites properties.
Potential demolition of vacant, obsolete 80 MROP public housing units in Oak Hill pursuant to HUD RAD demolition approval.
The HACP and the ARMDC will continue to add local non-traditional units, i.e., PBV units funded by HACP/ARMDC’s Gap Financing or PBR-only Request for Proposals or HCV Project Based Rental Assistance units.
Allegheny Dwellings Choice Neighborhoods Planning Grant (awarded in December 2020) and potential RAD-PBV application for Allegheny Dwellings public housing.
The HACP plans to acquire real estate properties to develop dwelling units that can provide additional safe places for low income residents to stay in light of COVID-19 pandemic with CARES Act funds and operating subsidies.
Bedford Dwellings Redevelopment Phase 1 will pursue senior-preferred or -designated PBV-unit apartment building as much as it is supported by the HACP waitlist and market study. As outlined in HACP’s HCV Administrative Plan, one of the local preferences is for elderly households (Note: An elderly household is defined as a household where the head, spouse, or co-head is age 62 or older). The senior status of each PBV unit will be identified in the HAP Contract for Bedford Dwellings Redevelopment Phase 1, as outlined in PIH Notice 2017-2.

vi. General Description of All Planned Capital Expenditures During the Plan Year

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
<p>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.</p> <p>Continued Modernization Activities from prior year(s) by Development:</p> <ul style="list-style-type: none"> * <u>Facility Services</u> – Central Maintenance Renovations. * <u>Bedford Dwellings</u> – Plumbing Improvements. * <u>Pennsylvania Bidwell High Rise</u> – Overhead Doors Replacement, Trash Compactor Replacement. * <u>Pressley Street High Rise</u> – Community Room and Corridor Improvements, Roof Replacement, Windows Replacement, Louvers and Plastic Panels Replacement, Exterior Doors/Overhead Doors Replacement, Trash Compactor Replacement, Administrative Offices Floor Finish Replacement, Energy Conservation Measure Vending Machines Energy Savers. * <u>Northview Heights</u> – Comprehensive Modernization, Exterior Doors Replacement, New Solid Waste Transfer Station.

- * Homewood North – Sprinkler Systems Improvements, Windows Replacement, Interior Stair/Ramp/Rails Replacement, UFAS Door Threshold Modifications, Roof Replacements, Interior and Exterior Lighting Improvements.
- * Arlington Heights – General Improvements, Comprehensive Modernization, Exterior Doors Replacement, Maintenance Building Roof Replacement, Commercial Space and Exterior Lighting Improvements.
- * Scattered Sites North/South – Partial Comprehensive Modernization, Waterproofing and Foundation Repair. Direct Opportunities Center Roof Replacement, Floor Replacement, Energy Conservation Measures Vending Machines Energy Savers and Low Flow Faucet Aerators Installation, Fire Alarm Control Panel Replacement, Acoustical Ceiling Tile Replacement. Hamilton Larimer Demolition.
- * Murray Towers – Comprehensive Modernization.
- * Finello Pavilion – UFAS Unit Bathroom Drain Replacement and Floor Regrade and Replacement, Trash Compactor Replacement, Windows Replacement.
- * Carrick Regency – Windows Replacement.
- * Gualtieri Manor – Heating and Cooling Lines Improvements, Unit Noise Reduction Improvements (select location), Trash Compactor Replacement, Partial Comprehensive Modernization, Energy Conservation Measures.
- * Fairmont Apartments – Hillside Restoration.
- * Garfield Heights – Playground Improvements.
- * Authority Wide – Utility Infrastructure Systems Engineering Services, Architectural and Engineering Services.
- * Office Building(s) – Central Office Facility Related Services and Build Out, Environmental Services, Construction Management Services, Hazardous Materials Work, Exterior Site Work Improvements, Green Physical Needs Assessment/Integrated Energy Audit Services, Interim REAC/Safety Repairs, Façade Improvements, Mechanical Improvements.

New Modernization Activities by Development:

- Facilities Services – Security Camera System Replacement.
- Bedford Dwellings – Exterior Lighting Improvements, Exterior Door Replacement, Gateway Signage Replacement.
- Pennsylvania Bidwell High Rise – Energy Conservation Measure Vending Machines Energy Savers, Exterior Lighting Improvements, Fire Alarm Control Panel Replacement, Elevator Cab Floor Finish Replacement, Community Room Renovation, Administrative Offices Floor Finish Replacement, Apartment Floor Finishes Replacement (select locations).
- Pressley Street High Rise – Administrative/Other Spaces Renovation, Automatic Door Opener Replacement.
- Allegheny Dwellings – Windows Replacement.
- Northview Heights – Roof Replacement and Gutter Repair (select locations), Playground Improvements.
- Homewood North – Privacy Fencing Replacement, Playground Improvements, Water seepage and Site Drainage Improvements.
- Arlington Heights – Roof Replacements, Attic Spaces Insulation Upgrades, Common Area Stairwell Improvements, Apartment Walls and Ceilings Refinishing, Interior Lighting Improvements, Plumbing Improvements, Fire Alarm Control Panel Replacement, Playground Relocation, Commercial Space Improvements.
- Scattered Sites North/South – Demolition.
- Mazza Pavilion – Spandrel Window Replacement.
- Caliguiri Plaza – Elevator Repair, Plumbing Improvements, Boiler Room Electrical Panel Repair.

- Finello Pavilion – Flooring Finishes Replacement (lobbies all floors), Kitchen Cabinets Replacement (select locations), Community Room Renovation.
- Morse Gardens – Flooring Finishes Replacement and Painting at Common Areas and Hallways.
- Carrick Regency – Flooring Finishes Replacement at Common Areas (all floors).
- Manchester – Waterproofing (select locations), Roof Replacements (select locations).
- Authority Wide – Utility Infrastructure Systems Engineering Services, Architectural and Engineering Services.
- Office Building – Central Office Facility Related Services and Build Out, Environmental Services, Construction Management Services, Hazardous Materials Work, Exterior Site Work Improvements, Green Physical Needs Assessment/Integrated Energy Audit Services, Interim REAC/Safety Repairs, Façade Improvements, Mechanical Improvements.

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 Annual 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	34,068	2,839
MTW Housing Choice Vouchers (HCV) Utilized	66,408	5,534
Local, Non-Traditional: Tenant-Based^	N/A	N/A
Local, Non-Traditional: Property-Based^	2,400	200
Local, Non-Traditional: Homeownership^	600	50
Planned Total Households Served:	103,476	8,623

* “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)	2,400	200
Homeownership	Homeownership Program: Operation of Combined LIPH and HCV Homeownership Program; Program assistance to include soft-second MTW (Activity 7)	600	50

* 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

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
<p>MTW Public Housing</p>	<p>In FY 2022, the HACP projects an occupancy rate of 95%. This rate will be impacted by the activities of Manchester RAD and Northview High Rise. Once the projects are updated in PIC and recognized as offline units the adjusted occupancy rate will be in line with the projected rate. The occupancy rate for the Housing Authority of the City of Pittsburgh, (HACP) diminished in part as a result of the maintenance staff not being able to address any issues outside of emergency work orders for a period of three (3) months in FY 2020 during the initial onset of the COVID-19 pandemic. In addition to the issues caused by COVID-19, the HACP has several planned projects that will require relocation of the HACP residents, and the planned vacancies are to accommodate the relocation specific projects.</p> <p>The HACP has implemented a comprehensive leasing plan that includes; leasing 36 vacant units each month, reduce move-outs by instilling community pride in the resident body, enhancement of curb appeal and increased security initiatives. It was anticipated the leasing plan would have “net” a minimum of 120 leased-up units by June 2021. Many of the remaining vacant units are being utilized for relocation, based on the scheduled rehab of units within targeted sites. With the units that are scheduled for rehab, the HACP plans to temporarily relocate residents within the community while rehabilitation of the units is taking place.</p>
<p>MTW Housing Choice Voucher</p>	<p>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 the approved alternative payment standard. Lastly, to ensure housing choice is available to all HCV participants, in September 2021, the HACP requested waiver approval to utilize all related MTW activities for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and will continue to do so as new Special Purpose Voucher programs emerge. The new landlord incentives and mobility-related services offered as part of the HUD Mobility Demonstration and Emergency Housing Voucher Programs will assist the HACP attract and retain HCV landlords thereby assisting the HACP in overcoming local rental market issues.</p>

Local, Non-Traditional	Small community-based developers are not familiar with HUD and the HACP rules and regulations for the PBV/Gap Financing program. The HACP has created PBV/Gap Financing Program & Underwriting Guidelines and will continue to update the Guidelines as needed. The HACP will continue to share these guidelines with developers so that they are in a position to submit appropriate proposals.
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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	3,250	Open	Yes
Housing Choice Voucher	Tenant Based Vouchers	5,750	Closed	Yes
Homeownership	N/A	N/A	N/A	N/A
Project-Based Vouchers	Site-Based	19,500	Partially Open	Yes

Please describe any duplication of applicants across waiting lists:

There may be duplications between the Low-Income Public Housing (LIPH) and Housing Choice Voucher program lists. The Project-Based Voucher (PBV) Wait list may have duplicates across lists. Properties are also privately managed and wait-lists open and close based upon demand. The Homeownership program does not have a Wait-list 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

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; and non UFAS one-bedroom units in the family communities.
Housing Choice Voucher	Wait-list is expected to reopen in late FY 2021 or FY 2022. New PBV site-based wait lists may open in late FY 2021 or FY 2022 and the existing PBV site-based wait lists may reopen in late FY 2021 or FY 2022.

III. PROPOSED MOVING TO WORK (MTW) ACTIVITIES: HUD- APPROVAL REQUESTED

The HACP is not requesting approval for any new MTW activities in FY2022.

IV. APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

Activity	Plan Year Approved	Plan Year Implemented	Plan Year(s) Amended
1. Pre-Approval Inspection Certification	2015	2015	2019
2. Preferred Owners Program	2015	2015	Has not been amended
3. Modified Rent Policy - Work or FSS Requirement or increased minimum tenant payment for non-exempt HCV households	2011	2011	Has not been amended
4. Modified Rent Policy - Work or FSS Requirement or increased minimum rent for non-exempt LIPH households	2008	2008-2009	Has not been amended
5. HCV Revised Recertification Policy – At least once every other year	2008	2008	Has not been amended
5. LIPH Revised Recertification Policy – At least once every other year	2009	2009	Has not been amended
6. Homeownership Program: Operation of Combined LIPH and 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	2007 (Combined Program)	2007	2010 – Addition of other elements 2014 – Expansion of eligibility to person eligible for LIPH 2020 – Revised program manual

7. Modified Housing Choice Voucher Program policy on maximum percent of Adjusted Monthly Income permitted.	2001	2001	Has not been amended
8. Modified Payment Standard Approval - Establish Exception Payment Standards up to 120% of FMR without prior HUD approval.	2004	2004	2013 – Amended for persons with disabilities for exception areas 2022 – Amended for consistency with HUD Community Choice Demonstration
9. Step Up To Market Financing Program <i>[Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization to include Local Non-Traditional Development i.e., Project-Based Vouchers and Gap Financing]</i>	2012	2013	2017 – Additional features
10. Local Payment Standard-Housing Choice Voucher Program	2019	2019	2022 – Amended for consistency with HUD Community Choice Demonstration

A. Implemented Activities

1. Pre-Approval Inspection Certification

i. Plan Year Approved, Implemented, and Amended:

- **FY 2015:** Approved and implemented
- **FY 2019:** Amended to expand the timeframe in which a landlord can use a pre-inspection to 90 days and to make this activity available for any HCV landlord.

Authorization

Attachment C (D)(5)

Attachment C(D)(1)(d)

Regulatory Citation

24 CFR 982.311

24 CFR 982 Subpart I

- ii. **Description:** The Pre-Approval Inspection Certification initially applied to buildings with four (4) or more units located within a single structure and the pre-approval process could not be applied to all Housing Choice Voucher (HCV) unit types. Also, the Pre-Approval Inspection Certification was originally accepted during the 60-day period after the unit passes HQS inspection. However, as stated above, modifications were approved by HUD in FY 2019 to make available Pre-Approval Inspection Certification to all HCV landlords and extend the certification status to a 90-day period after the unit passes HQS inspection. 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. If a Request for Tenancy Approval is submitted after the 90-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.
- iii. **Activity Status:** The HACP continues to actively schedule an increasing number of pre-inspections since the activity was implemented in FY 2019 and has since worked out the technical aspects in our software system that initially somewhat delayed full implementation. In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and HUD Mobility Demonstration and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond.
- iv. **Planned Non-Significant Changes:** None.
- v. **Planned Changes to Metrics/Data Collection:** As stated in previous MTW Reports, the HACP plans to remove the Cost Effectiveness Metric #3: Decrease in Error Rate of Task Execution metric as noted in the chart below. To recap, over the years, the HACP has not found this metric applicable to the activity and has no real way to measure the average error rate as pre-inspections are not quality-controlled.

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	Average inspection error rate prior to implementation of the activity (percentage). 0.1%	Expected average inspection error rate after implementation of the activity (percentage). 0.1%	Actual average inspection error rate after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

The HACP does plan to keep all of the other remaining metrics for this activity. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of inspections prior to implementation of the activity (in dollars). \$677,300 annually	Expected cost of inspections after implementation of the activity (in dollars). \$674,375 annually	Actual cost of inspections after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
CE #2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to inspections prior to implementation of the activity (in hours). 15,662.5 hours annually	Expected amount of total staff time dedicated to inspections after implementation of the activity (in hours). 15,630 hours annually	Actual amount of total staff time dedicated to inspections after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 30	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

vi. **Planned Significant Changes:** None.

2. Preferred Owners Program

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2015:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization

Attachment C (D)(1)(d)

Attachment C (D)(5)

Regulatory Citation

24 CFR 982.311

24 CFR 982 Subpart I

- ### ii. **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 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.

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. The HACP requires separate applications to be submitted for each subsidiary of a company/organization and/or each unique tax identification number. 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 are:

a. Consistent HQS Inspection Passes

Units have passed inspection on the first inspection for the past four (4) consecutive years.

b. Trainings

Preferred Owners must complete a minimum of one (1) training per year to maintain membership in the Preferred Owners Program. All trainings will be provided free of charge to all landlords and may be chosen from the following options:

- *Screening Tenants* - Includes information about background checks, references, and Fair Housing law.
- *The Magistrate Process* - Includes information about legal recourse landlords may take if they feel their tenant has broken his or her lease.
- *Mental Health First Aid Training* - This training is provided by Mercy Behavioral Health.
- *Real Estate Continuing Education Credits and/or Other Accredited Property Management Trainings* may also be counted as Preferred Owners trainings, when proof of completion is provided.

- iii. **Activity Status:** The HACP continues to implement the Preferred Owners Program and recruit potential owners to participate. In June 2021, an electronic survey was sent to all HACP owners and one of the questions gauged the owner's interest in learning more about the Preferred Owners Program. The number of Preferred Owners is expected to increase as the HACP's marketing efforts ramp up in the remainder of FY 2021 and into FY 2022. In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and HUD Mobility Demonstration and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond.

- iv. **Planned Non-Significant Changes:** The HACP is proposing three (3) non-significant changes to this activity in FY 2022. First, for ease of implementation and to be consistent with the Pre-Approval Inspection Certification (activity #1), the HACP is proposing to change the number of days from 60 to 90 that it will accept any prior annual or initial inspection for vacated units and the construction completion inspection as the initial HQS inspection for project-based new construction units.

Secondly, to ensure that the Preferred Owners Program members remain the best sources of decent, safe and affordable housing for our voucher holders, the HACP has developed a process to renew an owner's participation in the Preferred Owners Program on a yearly basis. This process includes the above-mentioned training course and achieving at least an 85 percent (85%) pass rate for all annual HQS inspections conducted during the previous calendar year. If the owner's HQS inspection pass rate is below 85% they will enter a corrective action period of one (1) calendar year where they must bring all of their units to a 100% pass rate and provide evidence of completion of a second qualifying training course as described above.

The third proposed change is to modify the application requirement that the units have passed inspection on the first inspection for the past four (4) consecutive years. The HACP found that for initial inspections, the first inspection pass rate was difficult to pinpoint accurately in the software system's reports and while the HACP wants to hold landlords on the Preferred Owners Program to a higher standard, it recognizes that requiring a 100 percent (100%) pass rate on the first try for all inspections over the past four (4) years can be hard to achieve. Therefore, the HACP is proposing to modify the requirement to at the time of application, the inspection pass rate must be 85 percent (85%) for all instances of annual inspections for the past four (4) consecutive years. This will make tracking consistent at the time of application with the renewal process and still hold the owners to a higher standard while acknowledging that sometimes units fail inspection for reasons that are beyond their control.

- v. **Planned Changes to Metrics/Data Collection:** As stated in previous MTW Reports, the HACP plans to remove the Cost Effectiveness Metric #3: Decrease in Error Rate of Task Execution metric as noted in the chart below. To recap, over the years, the HACP has not found this metric applicable to the activity as the enrollment in the Preferred Owners Program does not affect the average inspection error rate.

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #3: Decrease in Error Rate of Task Execution	Average error rate in completing a task as a percentage (decrease).	Average inspection error rate prior to implementation of the activity (percentage). 0.1%	Expected average inspection error rate after implementation of the activity (percentage). 0.1%	Actual average inspection error rate after implementation of the activity (percentage).	Whether the outcome meets or exceeds the benchmark.

The HACP does plan to keep all of the other remaining metrics for this activity. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). \$5,850	Expected cost of task after implementation of the activity (in dollars). \$7,800	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
CE #2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). 135 hours/year	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours). 67.5 hours/year	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 120	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #2: Units of Housing Preserved	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). 0	Expected housing units preserved after implementation of the activity (number). 120	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Specific Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Landlords are enrolled in Preferred Owners Program.	Landlords enrolled in Preferred Owners Program (number).	Landlords enrolled in Preferred Owners Program before the start of the program 0	Expected number of landlords enrolled in Preferred Owners Program 20	Actual number of landlords enrolled in Preferred Owners Program	Whether the outcome meets or exceeds the benchmark.
Increase in landlord satisfaction with HACP	Landlords who rate HACP as “good” or “excellent” (percentage)	Number of landlords who rate HACP as “good” or “excellent” before the start of the program 55%	Expected number of landlords who rate HACP as “good” or “excellent” after six months of the program 55%	Actual number of landlords who rate HACP as “good” or “excellent”	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

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

i. Plan Year Approved, Implemented, and Amended:

- **FY 2011:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization

Regulatory Citation

Attachment C (D)(2)(a)

24 CFR 982.518

Attachment C (D)(1)

24 CFR 5.628

Attachment C (D)(3)(a)

24 CFR 5.630

- ii. 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.
- iii. Activity Status:** The HACP continues to operate the \$150 minimum rent requirement with no major issues.
- iv. Planned Non-Significant Changes:** None.
- v. Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Self Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$11,802	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$12,000	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
SS #2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). \$3,789.66	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). \$2,900	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

SS #3: Increase in Positive Outcomes in Employment Status	Report the following information separately for each category:	Head(s) of households in FSS prior to implementation of the activity (number).	Expected head(s) of work-able households in FSS after implementation of the activity (number).	Actual head(s) of work-able households in FSS after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	736 737 50 51 N/A N/A	736 737 27 28 N/A N/A		
	Report the following information separately for each category:	Percentage of total work-able households in FSS prior to implementation of activity (percent).	Expected percentage of total work-able households in FSS after implementation of the activity (percent).	Actual percentage of total work-able households in FSS after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.
	(1) Employed Full- Time (2) Employed Part- Time (3) Enrolled in Educational Program (4) Enrolled in Job Training Program (5) Unemployed (6) Other	14.305% 14.305% 11.27% 11.27% 48.5% 0%	20% 20% 7.5% 7.5% 45% 0		
SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
		774	800		
SS #5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self-sufficiency services after implementation of the activity (number).	Actual number of households receiving self-sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
		353	200		

SS #6: Reducing Per Unit Subsidy Costs for Participating Households	Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars). \$466.24	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars). \$575	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
SS #8: Households Transitioned to Self Sufficiency	Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) prior to implementation of the activity (number). 12	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 50	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

HACP Metrics					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Non-elderly, Non-disabled Families with TTPS Less than \$150	Number of non-elderly, non-disabled families with TTPs <\$150 (decrease)	Total Non-elderly, Non-disabled families with TTPs less than \$150 before this activity was implemented in 2010 (number) 1,988	Expected total Non-elderly, Non-disabled families with TTPs less than \$150 from this activity (number) 530	Actual non-elderly, Non-disabled families with TTPs less than \$150 added (number)	Whether the outcome meets or exceeds the benchmark.
Average Overall HAP	Average HAP dollar amount for all families (increase)	Average HAP for all HCV families before this activity was implemented (in dollars) \$486	Expected Average HAP for all HCV families after the activity is implemented (in dollars) \$615	Actual average HAP for all HCV families (in dollars) \$686	Whether the outcome meets or exceeds the benchmark.
Average HAP for Non-elderly, Non-disabled	Average HAP dollar amount for non-elderly, non-disabled families (increase)	Average HAP for non-elderly, non-disabled HCV families before this activity was implemented (in dollars) \$538	Expected average HAP for non-elderly, non-disabled HCV families after this activity was implemented (in dollars) \$618	Actual average HAP for non-elderly, non-disabled HCV families (in dollars)	Whether the outcome meets or exceeds the benchmark.

Average HAP for Non-elderly, Non-disabled TTPs <\$150	Average HAP dollar amount for non-elderly, non-disabled families with TTPs <\$150 (decrease)	Average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 before this activity was implemented (in dollars) \$657	Expected average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 after this activity was implemented (in dollars) \$642	Actual average HAP for non-elderly, non-disabled HCV families with TTPs <\$150 (in dollars)	Whether the outcome meets or exceeds the benchmark.
Total HCV FSS Participants	Number of HCV FSS participant families (increase)	Total FSS participants before this activity was implemented (number) 448	Expected new FSS participants added from this activity (number) 250	Actual new FSS participants added (number)	Whether the outcome meets or exceeds the benchmark.
HCV FSS Participant Families Working	Number of HCV FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (number) 248	Expected new FSS participant families working added from this activity (number). 160	Actual new FSS participant families working added (number)	Whether the outcome meets or exceeds the benchmark.
	Percentage of HCV FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (percentage) 55%	Expected new FSS participant families working added from this activity (percentage). 75%	Actual new FSS participant families working added (percentage)	Whether the outcome meets or exceeds the benchmark.
HCV FSS Participant Families Graduating from FSS	Number of HCV FSS participant families graduating from FSS (increase)	Total FSS participant families graduating from FSS before this activity was implemented (number) 12	Expected new FSS participant families graduating from FSS added from this activity (number). 51	Actual new FSS participant families graduated from FSS added (number)	Whether the outcome meets or exceeds the benchmark.
HCV FSS Participant Families with Escrow Accounts	Number of HCV FSS participant families with escrow accounts (increase)	Total FSS participant families with escrow accounts before this activity was implemented (number) 191	Expected new FSS participant families with escrow accounts added from this activity (number). 200	Actual new FSS participant families with escrow accounts added (number)	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

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

i. Plan Year Approved, Implemented, and Amended:

- **FY 2008-2009:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization

Attachment C (C)(11)
Attachment D (C)(3)

Regulatory Citation

24 CFR 5.630

- ii. Description:** This activity 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.
- iii. Activity Status:** The HACP continues to operate the \$150 minimum rent requirement with no major issue at hand.
- iv. Planned Non-Significant Changes:** None.
- v. Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Self Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #1: Increase in Household Income	Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$11,268	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars). \$12,000	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.

SS #2: Increase in Household Savings	Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). \$1,772	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars). \$2,700	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
SS #3: Increase in Positive Outcomes in Employment Status	Report the following information separately for each category: (7) Employed Full- Time (8) Employed Part- Time (9) Enrolled in Educational Program (10) Enrolled in Job Training Program (11) Unemployed (12) Other	Head(s) of households in FSS prior to implementation of the activity (number). 310 310 44 44 N/A N/A	Expected head(s) of work-able households in FSS after implementation of the activity (number). 288 287 27 28 N/A N/A	Actual head(s) of work-able households in FSS after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	Report the following information separately for each category: (7) Employed Full- Time (8) Employed Part- Time (9) Enrolled in Educational Program (10) Enrolled in Job Training Program (11) Unemployed (12) Other	Percentage of total work-able households in FSS prior to implementation of activity (percent). 10.86% 10.86% 7% 7% 64.28% 0%	Expected percentage of total work-able households in FSS after implementation of the activity (percent). 11% 11% 7.5% 7.5% 63% 0	Actual percentage of total work-able households in FSS after implementation of the activity (percent).	Whether the outcome meets or exceeds the benchmark.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)	Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number). 637	Expected number of households receiving TANF after implementation of the activity (number). 315	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
SS #5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 634	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 403	Actual number of households receiving self-sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
SS #7: Increase in Agency Rental Revenue	Total Household contributions towards housing assistance (increase).	Household contributions prior to implementation of the activity (in dollars). \$26,041	Expected household contributions after implementation of the activity (in dollars). \$656,166	Actual household contributions after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
SS #8: Households Transitioned to Self Sufficiency	Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) prior to implementation of the activity (number). 7	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 50	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Metrics</i>					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total LIPH FSS Participants	Number of LIPH FSS participant families (increase)	Total FSS participants before this activity was implemented (number) 658	Expected new FSS participants added from this activity (number) 500	Actual new FSS participants added (number)	Whether the outcome meets or exceeds the benchmark.

LIPH FSS Participant Families Working	Number of LIPH FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (number) 181	Expected new FSS participant families working added from this activity (number). 300	Actual new FSS participant families working added (number)	Whether the outcome meets or exceeds the benchmark.
	Percentage of LIPH FSS participant families working (increase)	Total FSS participant families working before this activity was implemented (percentage) 28%	Expected new FSS participant families working added from this activity (percentage). 65%	Actual new FSS participant families working added (percentage)	Whether the outcome meets or exceeds the benchmark.
LIPH FSS Participant Families Graduating from FSS	Number of LIPH FSS participant families graduating from FSS (increase)	Total FSS participant families graduating from FSS before this activity was implemented (number) n/a	Expected new FSS participant families graduating from FSS added from this activity (number). 40	Actual new FSS participant families graduated from FSS added (number)	Whether the outcome meets or exceeds the benchmark.
LIPH FSS Participant Families with Escrow Accounts	Number of LIPH FSS participant families with escrow accounts (increase)	Total FSS participant families with escrow accounts before this activity was implemented (number) 29	Expected new FSS participant families with escrow accounts added from this activity (number). 251	Actual new FSS participant families with escrow accounts added (number)	Whether the outcome meets or exceeds the benchmark.
HACP Rent Roll Amounts	Dollar amount of LIPH Rent Rolls (increase)	Total rent charged before this activity was implemented (in dollars) \$685,682	Expected total rent charged after this activity was implemented (in dollars) \$645,000	Actual rent charged for LIPH participant families (in dollars)	Whether the outcome meets or exceeds the benchmark.
HACP Rent Collection Amounts	Dollar Amount of LIPH Rent Collected (increase)	Total rent collected before this activity was implemented (in dollars) \$612,027	Expected total rent collected after this activity was implemented (in dollars) \$665,000	Actual rent collected for LIPH participant families (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average Rent All Communities	Average Rent dollar amount (increase)	Average rent amount for all communities before this activity was implemented (in dollars) \$198.88	Expected average rent amount for all communities after this activity was implemented (in dollars) \$225	Actual average rent amount for all communities (in dollars)	Whether the outcome meets or exceeds the benchmark.

Number of Families Working	Number of families reporting wage income (increase)	Families reporting wage income before this activity was implemented (number) 713	Expected families reporting wage income after this activity was implemented (number) 730	Actual families reporting wage income (number)	Whether the outcome meets or exceeds the benchmark.
Percentage of Families Working	Percentage of families reporting wage income (increase)	Families reporting wage income before this activity was implemented (percentage) 22%	Expected families reporting wage income after this activity was implemented (percentage) 30%	Actual families reporting wage income (percentage)	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

5. Revised Recertification Requirements Policy

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2008:** Approved and implemented for LIPH.
- **FY2009:** Approved and implemented for HCV
- No amendments since initial HUD-approval.

Authorization

Attachment C (C)(4)

Attachment C (D)(1)(c)

Regulatory Citation

24 CFR 960.257

24 CFR 982.516

- ii. **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.
- iii. **Activity Status:** The HACP continues to process recertifications at least once every two (2) years; however, is exploring other changes to this policy to lessen the administrative burden set forth as the program grows. In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and HUD Mobility Demonstration and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond.
- iv. **Planned Non-Significant Changes:** None.
- v. **Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). \$294,965 (HCV) \$208,942 (LIPH)	Expected cost of task after implementation of the activity (in dollars). \$246,698 (HCV) \$112,623 (LIPH)	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

CE #2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). 11,000 hours (HCV) 7,792 hours (LIPH)	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours). 9,200 hours (HCV) 4,200 hours (LIPH)	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
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<i>HACP Metrics</i>					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of Annual Recertifications	Total number of annual recertifications (decrease).	Total annual recertifications prior to implementation of the activity (number) 2,698 (HCV) 2,587 (LIPH)	Expected annual recertifications after implementation of the activity (number) 2,650 (HCV) 1,200 (LIPH)	Actual annual recertifications conducted in the plan year (number)	Whether the outcome meets or exceeds the benchmark.
Number of Interim Recertifications	Total number of interim recertifications (decrease).	Total interim recertifications prior to implementation of the activity (number) 1,889 (HCV) 1,052 (LIPH)	Expected interim recertifications after implementation of the activity (number) 2,300 (HCV) 1,250 (LIPH)	Actual interim recertifications conducted in the plan year (number)	Whether the outcome meets or exceeds the benchmark.
Total Recertifications	Total number of recertifications (decrease)	Total recertifications prior to implementation of the activity (number) 4,596 (HCV) 3,639 (LIPH)	Expected recertifications after implementation of the activity (number) 4,950 (HCV) 2,450 (LIPH)	Actual recertifications conducted in the plan year (number)	Whether the outcome meets or exceeds the benchmark.
Average Cost per Recertification	Average cost per recertification	Average cost per recertification prior to implementation of the activity (dollar) \$53.63 (HCV & LIPH)	Average cost per recertification after implementation of the activity (dollar) \$53.63 (HCV & LIPH)	Actual average cost per recertification conducted in the plan year (dollar)	Whether the outcome meets or exceeds the benchmark.
Total Estimated Costs	Total estimated costs (decrease)	Total cost per recertification prior to implementation of the activity (dollar) \$246,487 (HCV) \$195,160 (LIPH)	Total cost per recertification after implementation of the activity (dollar) \$265,468 (HCV) \$131,393 (LIPH)	Actual total cost per recertification conducted in the plan year (dollar)	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

6. MTW Homeownership Program

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

i. Plan Year Approved, Implemented, and Amended:

- **FY 2007:** Approved and implemented (operation of combined program)
- **FY 2010:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised program manual

Authorization

Attachment C (B)(1) and (D)(8)

Attachment D (B)(4)

Regulatory Citation

24 CFR 982.625

- ii. **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.
- iii. **Activity Status:** Due to recent staff changes, the HACP Homeownership Program is being restructured in FY 2021. However, it will continue to operate as a combined LIPH and HCV program and will not undergo any significant changes for FY 2022.
- iv. **Planned Non-Significant Changes:** In an effort to improve efficiency and effective management of process, the HACP will implement a standard application process. This process will include a standardized income gathering method that will ensure consistency and efficiency thus improving the processing time. The HACP will also implement a standardized data storage system that will ensure easy retrieval and tracking of information.
- v. **Planned Changes to Metrics/Data Collection:** The HACP plans to remove the Cost Effectiveness Metric #4: Increase in Resources Leveraged metric as noted in the chart below. Through research efforts for previous MTW Reports, the HACP has not found this metric applicable to the activity as the enrollment in the HACP does not leverage funds outside of the typical MTW allocation for this activity. The implementation of the planned non-significant changes will not impact resources.

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #4: Increase in Resources Leveraged	Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). 0	Expected amount leveraged after implementation of the activity (in dollars). 0	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.

For the homebuyer referral metric, the HACP cannot accurately count the number of homebuyer education referrals because the HACP is not necessarily the referring agency. Homebuyer education referrals can come from the lender, real estate agent, or other nonprofit homeownership assistance programs. Therefore, the HACP believes that this metric does not reflect the actual referral process and wishes to remove this metric.

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Homebuyer Education Referrals	Number of homebuyer education referrals (increase).	Homebuyer education referrals prior to implementation of the activity (number). 0	Expected homebuyer education referrals after implementation of the activity (number). 0 (HCV) 0 (LIPH)	Actual homebuyer education referrals (number).	Whether the outcome meets or exceeds the benchmark.

Furthermore, some metric benchmarks are being revised based on completion or non-completion of previous benchmarks to account for several factors and programmatic changes such as (1) inflation in wages and restructuring of the program, (2) the FY 2022 goal of assisting 50 families in purchasing homes. Please see the revised metrics that the HACP intends to continue to use for this activity as follows:

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
CE #1: Agency Cost Savings	Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars). \$380.00 (\$19/hr.)	Expected cost of task after implementation of the activity (in dollars). \$764	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
CE #2: Staff Time Savings	Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours). 20	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours). 30	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #5: Increase in Resident Mobility	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). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 50	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #6: Increase In Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). 0	Expected number of households that purchased a home after implementation of the activity (number). 50	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #7: Households Assisted by Services that Increase Housing Choice	Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). 0	Expected number of households receiving these services after implementation of the activity (number). 50	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Closings / Purchase	Number of closing/purchases as a result of the activity (increase).	Closings/purchases prior to implementation of the activity (number). 0	Expected closings/purchases after implementation of the activity (number). 30 (HCV) 20 (LIPH)	Actual closings/purchases (number).	Whether the outcome meets or exceeds the benchmark.
Applicants Completing Course & First Pre-approval	Number of applicants completing course & first mortgage pre-approval (increase).	Applicants completing course & first mortgage pre-approval prior to implementation of the activity (number). 0	Expected applicants completing course & first mortgage pre-approval after implementation of the activity (number). 20 (HCV) 10 (LIPH)	Actual applicants completing course & first mortgage pre-approval after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
Total HACP Closing Funds	Total dollar amount of HACP closing funds (increase)	HACP closing fund amount prior to implementation of the activity (in dollars) \$0	Expected HACP closing fund amount after to implementation of the activity (in dollars) \$210,000 (HCV) \$140,000 (LIPH)	Actual HACP closing fund amount (in dollars)	Whether the outcome meets or exceeds the benchmark.

Average HACP Second Mortgage Amount	Total average HACP second mortgage dollar amount (increase)	Average HACP second mortgage amount prior to implementation of the activity (in dollars) \$0	Expected average HACP second mortgage amount after to implementation of the activity (in dollars) \$25,750 (HCV) \$25,750 (LIPH)	Actual HACP second mortgage amount (in dollars)	Whether the outcome meets or exceeds the benchmark.
Average Purchase Price	Total average purchase price dollar amount (increase)	Average purchase price amount prior to implementation of the activity (in dollars) 0	Expected average purchase price after to implementation of the activity (in dollars) \$165,000 (HCV) \$165,000 (LIPH)	Actual average purchase price amount (in dollars)	Whether the outcome meets or exceeds the benchmark.
Amount of non-HACP Assistance	Total amount of non-HACP assistance dollar amount (increase)	Total non-HACP assistance amount prior to implementation of the activity (in dollars) \$0	Expected non-HACP assistance after to implementation of the activity (in dollars) \$115,500 (HCV) \$0 (LIPH) \$319,800 (Non-resident)	Actual non-HACP assistance amount (in dollars)	Whether the outcome meets or exceeds the benchmark.
Foreclosures	Total number of foreclosures (decrease)	Total foreclosures prior to implementation of the activity (number) 0	Expected foreclosures after to implementation of the activity (number) 0 (HCV) 0 (LIPH)	Actual foreclosures amount (number)	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

- 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.**

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2010:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised Program Manual

Authorization

Attachment C (B)(1) and (D)(8)

Attachment D (B)(4)

Regulatory Citation

24 CFR 982.643

ii. **Description:** The provisions of the HACP homeownership program are as follows:

- a. 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.
- b. 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.
- c. Establish a Homeownership Waiting List to assist in determining the order of eligibility for second mortgage Homeownership benefits.

iii. **Activity Status:** Due to recent staff changes, the HACP Homeownership Program was restructured as pertains to staffing and internal programmatic procedures to ensure more effective implementation in FY 2021.

iv. **Planned Non-Significant Changes:** In an attempt to approve efficiency and effectiveness, HACP will implement an application process that will include a standard application that requests all required information up front.

v. **Planned Changes to Metrics/Data Collection:** The HACP did not have any metrics tied to this second part of this activity. As a result, the HACP chose the following metrics to be included in all upcoming MTW Annual Reports unless noted otherwise in the corresponding year's MTW Annual Plan:

<i>Self-Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #8: Households Transitioned to Self Sufficiency	Number of households transitioned to self-sufficiency (increase).	Households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) prior to implementation of the activity (number). This number may be zero. 1	Expected households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number). 10	Actual households transitioned to self-sufficiency (a household's ability to maintain financial, housing, and personal/family stability) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero. 0	Expected number of households that purchased a home after implementation of the activity (number). 50	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #7: Households Assisted by Services that Increase Housing Choice	Number of households receiving services aimed to increase housing choice (increase).	Households receiving this type of service prior to implementation of the activity (number). This number may be zero. 0	Expected number of households receiving these services after implementation of the activity (number). 50	Actual number of households receiving these services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

vi. **Planned Significant Changes:** None.

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

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2001:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization

Attachment C (D)(2)(a)

Attachment D (D)(1)(b)

Regulatory Citation

24 CFR 982.508

- ii. **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.
- iii. **Activity Status:** The HACP continues to offer rent burden letters for new lease-ups while counseling the family on the dangers of becoming overly rent burdened. When possible, the HACP also renegotiates the contract rent amount with the owner to increase affordability and help avoid the family from becoming overly rent burdened.

The HACP is considering placing a cap on the total rent burden percentage for which the family may qualify. To determine a cap that does not overly restrict housing choice, the HACP is studying the current number of families who were rent burdened over the past several years and the percentage of their adjusted monthly income used to pay rent in FY 2021 and FY 2022. Based on the results of these studies, the HACP will report on any changes to this activity in the FY 2023 MTW Annual Plan. In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and HUD Mobility Demonstration and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond.

iv. **Planned Non-Significant Changes:** None.

- v. **Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Cost Effectiveness</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 60	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 60	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

8. Modified Payment Standard Approval

i. Plan Year Approved, Implemented, and Amended:

- **FY 2004:** Approved and implemented
- **FY 2013:** Amended to include UFAS and project-based voucher units as eligible for the modified payment standard.
- **FY 2022:** Amended to update for the HUD Community Choice Demonstration

Authorization

Attachment C (D)(2)(a)

Regulatory Citation

24 CFR 982.503

- ii. **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. 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 FY 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.

- iii. **Activity Status:** In the past couple of years, conversations with nonprofit partners, developers, owners, tenants have contributed to the HACP to find that many, if not most entities were not aware of this payment standard. As a result, the HACP is revising its website and revamping its marketing campaign to widely advertise this implemented activity to all interested parties.

The HACP recognizes that modifying units with fully accessible features is costly and the current exception payment standard of a sliding scale up to 120% FMR oftentimes does not cover the cost of the accessible modifications to a unit. Therefore, the HACP is considering increasing the percentage of FMR to better reflect these costs. In FY 2022, the HACP plans to study the actual average costs of modifying a unit with accessible features and will request any significant changes in the next available MTW Plan drafting cycle. In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond.

iv. **Planned Non-Significant Changes:** None.

v. **Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 25	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #2: Units of Housing Preserved	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). 0	Expected housing units preserved after implementation of the activity (number). 25	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months). 0	Expected average applicant time on wait list after implementation of the activity (in months). 25	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
HC #4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity (number). 0	Expected households losing assistance/moving after implementation of the activity (number). 25	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 25	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New Housing Units Made Available (New Construction)	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 7	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: As stated in the FY 2022 MTW Annual Plan approved by HUD in December 2021, the HACP received news that it was chosen to participate in the HUD HCV Mobility Demonstration with neighboring Allegheny County Housing Authority (ACHA). At the time of the submittal and subsequent approval of the FY 2022 MTW Annual Plan the final implementation logistics for the referenced Demonstration had not been finalized. Therefore, to aid the HACP is meeting its MTW metrics for this activity, the HACP proposes to revise the FY 2022 MTW Annual Plan to incorporate the Reasonable Accommodations and Emergency Housing Voucher (EHV) Exception Payment Standard and methodologies as described below. The metrics for this activity will remain the same. The most significant reasons for changing the referenced payment standards are to (1) align with the HUD Community Choice Demonstration requirements, and (2) complement the overall modification of the regular payment standards as outlined in Activity 10. Also, PIH Notice 2021-15 states that if a PHA is increasing the regular HCV payment standard, the PHA must also increase the EHV payment standard if it would be otherwise lower than the new regular HCV payment standard.

A. Activity Description – Repurposing Applicability of Previously Approved Activities

i. General Description

The HACP seeks to modify the Reasonable Accommodations Voucher Payment Standard to align with the HUD Community Choice Demonstration (formerly known as the HCV Mobility Demonstration) changes to the regular payment standard. Historically, people with disabilities have an even harder time than their HCV counterparts in finding affordable and accessible housing to meet their disability-related needs. In addition, one of the core tenets of the Emergency Housing Voucher (EHV) program is to assist vulnerable families in securing affordable housing. By increasing the payment standard available to those requesting reasonable accommodations and participating in the EHV program, the HACP is further incentivizing landlords to modify their units and house vulnerable populations without passing the cost onto the tenant. The goals of these changes are to increase housing choice, and to attract more landlords to rent to voucher holders with disabilities and/or EHV families.

The new methodology will boost any tiered payment standard amount by 10% of HUD’s hypothetical Allegheny County Fair Market Rent (ACFMR) for any HVC family approved for a reasonable accommodation for a higher payment standard or an EHV voucher holder as follows:

Tier Number	Percent of ACFMR	Adjusted Percent of ACMR <i>(for Reasonable Accommodations)</i>
1	160%	170%
2	150%	160%
3	140%	150%
4	130%	140%
5	120%	130%
6	110%	120%

The unit’s census tract location will determine the applicable payment standard tier in which the 10 percent increase will be applied. This payment standard will be available to all current voucher holders and new admissions to the Housing Choice Voucher (HCV) and/or Emergency Housing Voucher (EHV) program. Families in the EHV program automatically qualify for the 10 percent increase in payment standard. If the family is not in the EHV program, there are two (2) criteria for a family to receive these modified payment standards to include:

1. The family must be approved for a change to the payment standard through the reasonable accommodation process and/or submit evidence that the unit is fully wheelchair accessible, or has a minimum of at least four (4) accessible features that are needed by the prospective voucher holder, which would need to be verified by their Third Party Professional.
2. The unit must be inspected to confirm the required accessible features as outlined in the reasonable accommodations’ approval letter are present.

Lastly, since EHV’s cannot be project-based, the Exception Payment Standards are only available to PBV families approved through the reasonable accommodation and/or accessible feature process. The PBV rent calculation method will remain unchanged in accordance with 24 CFR 983.301(b) as the lowest of the payment standard minus the utility allowance, the reasonable rent, or the rent requested by the owner rent.

If the new activity does not yield the anticipated benefit(s) to the HACP participants, the HACP will revise this payment standard methodology in the FY 2023 or subsequent MTW Annual Plan submission or submit a MTW Annual Plan amendment for review and approval.

ii. Relation to Statutory Objectives

This activity meets all three (3) statutory objectives in the following ways:

a. Cost Effectiveness

The HACP is simplifying the criteria for implementation, which will reduce staff time and error in vetting a unit. An entirely new set of payment standards will not need to be updated each calendar year. Furthermore, by using census tracts instead of zip codes, the tiered payment standards more accurately reflect the local rental market variation thereby help to ensure that the HACP is not overpaying by overgeneralizing the opportunity areas, which happened when zip codes were used.

b. Provides Incentives for Families to Attain Self-Sufficiency

If a family’s housing needs are met or exceeded, the family is able to focus more time and attention on educational attainment, employment, training, childcare, health, etc. The HACP views the payment standard revisions as way to move to low-poverty areas with better resources for self-sufficiency and eventual to homeownership.

c. Increase Housing Choice

The housing choice goals remain the same and are as follows:

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

Furthermore, the HUD Community Choice Demonstration will work separately, yet, complementary to the revised payment standards towards the goal of expanding geographic choice for voucher holders by providing funding for mobility counseling services, housing search assistance, landlord recruitment, monetary and other incentives.

iii. Anticipated Implementation Schedule

The revised Exception Payment Standard will be implemented as soon as HUD approves the revised FY 2022 MTW Plan. The HACP is aiming to coincide approval with the HUD Community Choice Demonstration launch, which is currently set to being in spring 2022, most likely sometime between March and May, however, will not utilize the payment standards until the revised FY 2022 MTW Plan is approved. Once the revised FY 2022 MTW Plan is approved, all changes included in the FY 2022 MTW Annual Plan will be incorporated in the HCV Administrative Plan as applicable.

B. Activity Metrics Information

i. Applicable Metric Charts

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 25	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #2: Units of Housing Preserved	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). 0	Expected housing units preserved after implementation of the activity (number). 25	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months). 0	Expected average applicant time on wait list after implementation of the activity (in months). 25	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
HC #4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Households losing assistance/moving prior to implementation of the activity (number). 0	Expected households losing assistance/moving after implementation of the activity (number). 25	Actual households losing assistance/moving after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 25	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Metrics</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New Housing Units Made Available (New Construction)	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 7	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

ii. Data Source(s)

The HACP plans to use the following sources of data for each metric:

<i>Housing Choice</i>		
Metric Name & #	Unit of Measurement	Data Source
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Inspections reports from Emphasys Elite showing the number and address for all initial inspections for a calendar year. Then review the Emphasys Elite inspection history for each unit to determine whether it's been on the HCV Program before.
HC #2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Emphasys Elite customized report showing PHA Use Only code for each payment standard type and the household's average monthly income.
HC #3: Decrease in Wait List Time	Average applicant time on wait list in months (decrease).	Emphasys Elite customized report computing the difference between the Waitlist application date and the briefing invitation date for families who received a disability and/or EHV waitlist preference.
HC #4: Displacement Prevention	Number of households at or below 80% AMI that would lose assistance or need to move (decrease).	Emphasys Elite customized report showing the number of new admissions and/or unit transfer HUD-50058s where the PHA use only code is present to signify that these payment standards were utilized, and the homeless box was checked during the plan year.
HC #5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Emphasys Elite customized report showing PHA Use Only code for each payment standard type

<i>HACP Specific Metrics</i>		
Metric Name	Unit of Measurement	Data Source
New Housing Units Made Available (New Construction)	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Inspections reports from Emphasys Elite showing the number and address for all initial inspections for a calendar year. Then review the Emphasys Elite inspection history and year built for each unit to determine whether it's been on the HCV Program before.

C. Cost Implications

i. Anticipated Cost Implications

The HACP does not anticipate any major cost implications for its Housing Assistance Payment (HAP) budget due to the fact that this new (revised) payment standard methodology will only be available upon for its 142 Emergency Housing Voucher participants and/or approval through the reasonable accommodations process and/or evidence of containing at least four (4) accessible features.

ii. Managing the Cost Implications

The HACP is poised to handle the impact that increasing its payment standards will have to the HAP budget. The HACP has already had internal finance discussions and has formulated a plan to manage costs of this modified activity. One of the driving reasons as to why the HACP is choosing to implement the new payment standards when a tenant moves and/or it is time for their biennial reexamination is to spread out the increased HAP cost over time. Furthermore, as noted in detail in the Impact Analysis section, the HAP will not change for residents who are renting units where the gross rent is below the new payment standard amount. For the FY 2022 HAP budget, the HACP is going to use its MTW fungibility to reallocate funding from some development projects to bump up the HCV HAP funding. Lastly, the HACP collected the HAP difference between new versus the current method and compared that to the average of total HAP by bedroom size to estimate the average annual increase in HAP dollars as follows:

Increment: MTW Vouchers Only		
	Monthly Average Total HAP	Annual Average Total HAP
Before (in January 2022)	\$793.25	\$31,119,519
After (~11/month increase)	\$804.25	\$31,653,195
Difference	\$11.00	\$533,676

For the breakdown of how the HACP derived the estimated \$11/month increase, please see the Numerical Analysis description and chart in Section E(iv)(3).

For the Exception Payment Standard increase, the HACP had seventy-five (75) HCV reasonable accommodation requests in 2021. Of the seventy-five (75) requests, forty (40) were approved, fifty (50) were not applicable, six (6) were denied, and the remaining never followed up after the initial request. Of those HCV families who were approved for a reasonable accommodation, zero (0) applied for an increase to their payment standard dollar amount due to a disability-related need. The HACP received 142 Emergency Housing Vouchers in FY 2021 and has only successfully leased up ten (10) families with an average monthly HAP payment of \$142 as of February 2022. Therefore, the HAP dollar amount will be impacted minimally by the increase in the payment standard, if at all.

The HACP intends to monitor the average total HAP by bedroom count yearly to ensure that the following year's budget reflects the appropriate HAP increase until IMS/PIC captures the increase.

D. Need/Justification for MTW Flexibility

Authorization

Attachment C (D)(2)(a)

Regulatory Citation

24 CFR 982.503

iii. Explanation of Authorization Need

According to 24 CFR 982.503(b), “The PHA may establish a single payment standard amount for each unit size at any level between 90 and 110 percent of the published FMR for that unit size. HUD approval is not required to establish a payment standard amount in that range (“basic range”).” Therefore, without MTW authorization, the HACP would need to submit a request to HUD for a payment standard approval with supporting justifications, rental market studies, and proof of financial hardship for families. Instead, the HACP wishes to use the cited authorization to implement the new alternative payment standards.

E. Rent Reform/Term Limit Information (if applicable)

iv. Impact Analysis

- 1. Impact on Household Rent/Tenant Share:*** The HACP designed the new payment standard methodology to improve affordability and meet hyper-local rental market demands without penalizing the HCV participant. A numerical analysis of a random sample of HCV participants confirmed that either the new payment standard methodology will cause the household rent/tenant share to remain the same (unaffected), or it will decrease as the HACP subsidizes more of the total contract rent.
- 2. Implementation and Tracking:*** The HACP will track this implemented activity through three avenues – [1] MTW Plan metrics, [2] at least annually pulling a report of the average total HAP by bedroom size and comparing it to the same number for the previous year, and [3] analyzing the voucher concentration data by census tract to see if there is a shift in where families are able to lease up due to the change in payment standard. Any significant differences in these tracking methods will enable the HACP to identify any unintended consequences/impacts.
- 3. Numerical Analysis:*** The HACP Data Analyst pulled a report showing 5,294 addresses with at least two (2) addresses per payment standard tier. Each address was assigned a numerical value and three (3) sample addresses per tier were randomly extracted for a total sample size of eighteen (18). Three (3) addresses were replaced with alternative random addresses because these families were Project-Based or Special Purpose Vouchers. The HACP excluded Project-Based and Special Purpose Vouchers due to the varying nature of their rent calculations to include using the gross rent instead of the payment standard, etc.

The enclosed chart details the calculations for the eighteen sample addresses:

Tier	Census	Bedroom Size	Gross Rent	Payment Standard	HAP	Tenant Rent	HAP Difference
1	0201	1	\$935	\$887	\$305	\$630	
	New Payment Standards		\$935	\$1,419	\$353	\$582	\$48
1	0201	1	\$1,409	\$1,379	\$1,107	\$199	
			\$1,409	\$1,419	\$1,137	\$169	\$30
1	1609	1	\$714	\$887	\$355	\$275	
	New Payment Standards		\$714	\$1,419	\$355	\$275	\$0
2	1405	2	\$963	\$1,079	\$740	\$110	
	New Payment Standards		\$963	\$1,617	\$740	\$110	\$0
2	1405	1	\$924	\$887	\$664	\$143	
	New Payment Standards		\$924	\$1,331	\$701	\$106	\$37
2	1405	1	\$969	\$887	\$652	\$98	
	New Payment Standards		\$969	\$1,331	\$734	\$16	\$82
3	0901	2	\$1,033	\$1,079	\$798	\$102	
	New Payment Standards		\$1,033	\$1,509	\$798	\$102	\$0
3	0901	1	\$792	\$887	\$545	\$232	
	New Payment Standards		\$792	\$1,242	\$545	\$232	\$0
3	3207	2	\$750	\$1,079	\$523	-\$83	
	New Payment Standards		\$750	\$1,509	\$523	-\$83	\$0
4	0103	1	\$625	\$887	\$391	\$234	
	New Payment Standards		\$625	\$1,153	\$391	\$234	\$0
4	1914	2	\$916	\$1,079	\$674	\$101	
	New Payment Standards		\$916	\$1,401	\$674	\$101	\$0
4	2701	6	\$1,900	\$1,960	\$1,508	-\$175	
	New Payment Standards		\$1,900	\$2,547	\$1,508	-\$175	\$0
5	1920	2	\$1,028	\$1,079	\$567	\$384	
	New Payment Standards		\$1,028	\$1,294	\$567	\$384	\$0
5	2503	3	\$1,261	\$1,377	\$1,044	-\$169	
	New Payment Standards		\$1,261	\$1,650	\$1,044	-\$169	\$0
5	5617	2	\$1,079	\$1,079	\$783	-\$14	
	New Payment Standards		\$1,079	\$1,294	\$783	-\$14	\$0
6	1005	1	\$662	\$887	\$283	\$324	
	New Payment Standards		\$662	\$976	\$283	\$324	\$0
6	2715	3	\$1,284	\$1,377	\$764	\$134	
	New Payment Standards		\$1,284	\$1,513	\$764	\$134	\$0
6	2902	1	\$764	\$887	\$532	\$168	
	New Payment Standards		\$764	\$976	\$532	\$168	\$0

Total HAP Difference \$197.00
Avg HAP Difference \$10.94

As shown in the table above, the rent/tenant share does not increase for any of the addresses sampled. As for the rent burden, of the four (4) families who experienced an increase in HAP experiences a decrease to the rent burden percentage ranging from 2.47% to 10.48%. The average rent burden percentage decrease was 5.31%.

As alluded to previously in this paragraph, the families affected are tenant-based participants and applicants who do not have a Special Purpose Voucher. The HACP currently does not have HUD approval to implement the new payment standards for non-MTW programs such as Special Purpose Vouchers and the like, however, plans to request approval of this modified activity for its Special Purpose Voucher programs sometime during the FY 2022 or FY 2023 Plan Year.

4. ***Plan for Modifications:*** Since this activity was developed with years of data analysis, past community input from HCV landlords and tenants regarding how zip codes were too broad of scale to reflect the nuanced rental market, and being vetted by two public housing authorities as well as the Allegheny County Department of Human Service staff, the HACP anticipates that the benefits of modifying this activity will outweigh the costs/consequences. The HACP's biggest concern is regarding the HAP budget, which will require monitoring each year and internal negotiations with the Development and Modernization Department on shifting MTW dollars from their budget towards the HAP budget. Based on at minimum a yearly review, the HACP can gauge the effects of this activity and determine whether it should be adjusted/terminated/reduced/continued/ expanded.

v. **Hardship Case Criteria**

The HACP does not anticipate very many hardship requests for this activity. However, should the amount on the payment standard schedule decreases during the term of the HAP contract, the lower payment standard generally will be used beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard. In the HCV Administrative Plan, the HACP outlines the following steps on how it will determine the payment standard for the family:

Step 1: At the first regular reexamination following the decrease in the payment standard, the HACP will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.

Step 2: The HACP will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by the HACP at the first regular reexamination following the decrease in the payment standard will be the higher of these two payment standards. The HACP will advise the family that the application of the lower payment standard will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard.

Step 3: At the second regular reexamination following the decrease in the payment standard, the lower payment standard will be used to calculate the monthly housing assistance payment for the family unless the HACP has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards described below.

Increases: If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's first regular reexamination on or after the effective date of the increase in the payment standard.

Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination.

In accordance with PIH 2018-01, the HACP will send written notice to all families experiencing a payment standard reduction twelve (12) months before the effective date of the reduced payment standard amount.

vi. Annual Reevaluation Description

For the required and corresponding FY 2022 MTW Annual Report, the HACP will reevaluate this activity based on whether or not it is meeting the benchmarks described in the metric charts. The HACP HCV management staff update the applicable MTW activity outcomes on a monthly basis and discuss implementation changes as needed throughout the calendar year. These discussions often involve conveying feedback from the HCV staff, landlords, and tenants to receive qualitative data as well as quantitative data through the metrics. The HACP proposes that monthly monitoring will mitigate negative impacts and unintended consequences. If the new activity does not yield the anticipated benefit(s) to the HACP participants, the HACP will revise this payment standard methodology in the FY 2023 or subsequent MTW Annual Plan submission or submit a MTW Annual Plan amendment for review and approval.

vii. Transition Period

As stated in a previous section, the HACP is aiming to coincide approval with the HUD Community Choice Demonstration launch, which is currently set to being in spring 2022, most likely sometime between March and May, however, will not utilize the payment standards until this revised FY 2022 MTW Plan is approved. Once approval is received, the payment standard will be switched to the revised "new" tiered method at new admission, when transferring units, and/or when the next regularly scheduled biennial reexamination unless the new payment standard amount decreases. If the new payment standard amount decreases, the HACP will follow the hardship criteria and establish the new payment standard amount at the second regularly scheduled biennial reexamination.

9. Step Up to Market Financing Program - Use of Block Grant Funding Authority for Development, Redevelopment, and Modernization

i. Plan Year Approved, Implemented, and Amended

- **FY 2012-2013:** Approved and implemented
- **FY 2017:** Amended to include additional features.

Authorization	Regulatory Citation
Attachment C (B)(1)	24 CFR 982 and 990
Attachment C (C)(12-16)	24 CFR 941.202 & 203
Attachment C (D)(7)	24 CFR 983
	24 CFR 941.306
	24 CFR 941.401

ii. 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 FY 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 subsequent other local, non-traditional development, redevelopment, and modernization strategies to include, Gap Financing and Project-Based Vouchers and RAD conversion. The HACP will utilize one (1) or more of the referenced strategies, subject to any required HUD approvals, to achieve its development, modernization, 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:

- a. Project-basing HACP units without competitive process.
- b. 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 (AHAP) Contract.
- c. 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.

- d. Project basing certain RAD PBV units up to 110% of Small Area Fair Market Rent (SAFMR) if the owner proposes to set RAD rent at SAFMR unless the 110% of SAFMR exceeds RAD rent level allowed by HUD.
- e. Project basing certain units up to 110% of Small Area Fair Market Rent (SAFMR) if the units are located in a mixed-finance development that is owned wholly or partially by HACP, ARMDC or their subsidiaries.
- f. Extending eligibility for project-based units to families with incomes up to 80% of AMI.
- g. 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.
- h. 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.
- i. 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.
- j. 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 (LIHTC) and capital contributions by the HACP in order to complete the financing necessary for:

- Addison Terrace Redevelopment Phases I, II, III, and IV
- Allegheny Dwellings Redevelopment Phase I and subsequent phases
- Larimer/ East Liberty Redevelopment Phase I, III, and IV
- Bedford Dwellings Redevelopment Phase I and subsequent phases
- Oak Hill Phase II
- Manchester Redevelopment

- Scattered Site preservation or conversion project
 - Northview Heights High-Rise Replacement
 - City’s Edge mixed-income/mixed-use development
 - Projects identified through the Project-Based Voucher Plus Gap Financing 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 Housing Choice Voucher 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 (AHAP) Contract. (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 Housing Choice Voucher 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 (PBV/Gap Financing)

In response to the growing demand for affordable housing, the HACP developed the PBV/Gap financing tool. Using this financing tool, the HACP, through its instrumentality ARMDC, can provide gap funding (soft or hard debts) attached to PBV units. Funds are awarded through a competitive request for proposal process among developers/owners committed to the creation of additional affordable units within the city. In FY 2021, the HACP will continue to work with previous year's PBV/Gap Financing awardees and will issue Request for Proposals (RFPs) subject to budget availability. This initiative combines authorizations 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 leveraging a spectrum of public and private investments. 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.

With the submittal of the FY 2019 MTW Annual Plan, the HACP made one (1) 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 (AHAP) Contract" 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 assisted with streamlining the processes and expediting completion of replacement developments.

- iii. **Activity Status:** The HACP and ARMDC have utilized these MTW development tools to develop and preserve affordable housing units in mixed-income communities throughout the city of Pittsburgh as follows:

Development	Development Type	Year Completed	# of Housing Units	Income Mix (PH=Public Housing, LIHTC=Tax Credit, Mkt=Market Rate)
Addison Terrace Redevelopment Phase I	Non-Traditional Mixed-finance	2015	186	149 PBV, 19 Other, 18 Mkt
Addison Terrace Redevelopment Phase II	Non-Traditional Mixed-finance	2016	90	64 PBV, 26 Mkt
Addison Terrace Redevelopment Phase III	Non-Traditional Mixed-finance	2017	52	37 PBV, 15 Mkt
Addison Terrace Redevelopment Phase IV	Non-Traditional Mixed-finance	2919	48	42 PBV, 16 Mkt
Larimer/East Liberty Phase I (Choice)	Non-Traditional Mixed-finance	2016	85	28 PBV, 28 LIHTC, 29 Mkt
Larimer/East Liberty Phase II (Choice)	Non-Traditional Mixed-finance	2919	150	75 PBV, 33 LIHTC, 42 Mkt
Larimer/East Liberty Phase III (Choice)	Non-Traditional Mixed-finance	2022 (under construction)	42	19 PBV, 14 LIHTC, 9 Mkt
Larimer/East Liberty Phase IV (Choice)	Non-Traditional Mixed-finance, Under construction.	2022 (under construction)	42	18 PBV, 17 LIHTC, 7 Mkt
Allegheny Dwellings Redevelopment Phase I	Non-Traditional Mixed-finance	2019	65	47 PBV, 18 Mkt
Miller Street	PBV/Gap Financing	2019	36	9 PBV, 27 LIHTC
Elmer Williams Square	PBV/Gap Financing	2020	37	37 PBV
Crawford Square	PBV/Gap Financing	2020	347	60 PBV, 134 LIHTC, 153 Mkt
Lemington Senior Apartment	PBV/Gap Financing	2021 (under construction)	54	54 PBV/LIHTC
New Granada Apartment	PBV/Gap Financing	2022 (under construction)	40	10 PBV, 30LIHTC
North Negley Residence	PBV/Gap Financing	2022 (under construction)	45	10 PBV, 35LIHTC
Oak Hill RAD PBRA Conversion	RAD conversion to PBRA	2017	395	395 PBRA
Glen Hazel - RAD	RAD conversion to PBRA	2020	225	209 PBRA, 16 Mkt
Manchester Redevelopment	RAD conversion to PBV Predevelopment stage	2023 (estimated)	86	86 PBV
Northview Midrise	Mixed finance. Predevelopment stage	2023 (estimated)	43	43 PH/LIHTC
			2,068	

iv. Planned Non-Significant Changes:

- a. Project basing certain RAD PBV units up to 110% of Small Area Fair Market Rent (SAFMR) if the owner proposes to set RAD rent at SAFMR unless the 110% of SAFMR exceeds RAD rent level allowed by HUD.
- b. Project basing certain units up to 110% of Small Area Fair Market Rent (SAFMR) if the units are located in a mixed-finance development that is owned wholly or partially by HACP, ARMDC or their subsidiaries.

- v. Planned Changes to Metrics/Data Collection:** None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 100	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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). 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 100	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #6: Increase in Homeownership Opportunities	Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). 0 0	Expected number of households that purchased a home after implementation of the activity (number). 100	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

vi. Planned Significant Changes: None.

10. Local Payment Standard-Housing Choice Voucher Program

i. Plan Year Approved, Implemented, and Amended:

- **FY 2019:** Approved and implemented
- **FY 2022:** Amended to update for the HUD Community Choice Demonstration

Authorization

Regulatory Citation

Attachment C (D)(2)(a)	24 CFR 982.503
Attachment C (D)(3)(a)	24 CFR 982.507
Attachment C (D)(4)	24 CFR 982 Subpart E
	24 CFR 983 Subpart F

ii. **Description:** 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 stimulated voucher holders to reside in low-cost, high-poverty neighborhoods, the HACP devised a robust and comprehensive method for establishing voucher payment standards and rent reasonableness determinations. The goals of this activity are to:

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

In response to the current housing climate and the low voucher utilization rate, the HACP has received HUD-approval for two (2) alternative payment standards to replace the HUD SAFMR requirement. Both alternative payment standards exceed the program-wide baseline payment standard of 110% FMR and will give families access to more housing choice. All units in the HACP's jurisdiction will utilize the baseline payment standard of 110% of FMR unless approved for one of the alternative payment standard options cited in this activity.

Rehabilitation Voucher Payment Standard

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. Units in this payment option can receive up to 130 percent of Metropolitan Statistical Area Fair Market Rent (MSAFMR). This payment option is neither indefinite nor for one (1) time use but rather remains available to the landlord should the approved unit change voucher holders.

Eligibility Requirements

The Rehabilitation Voucher Payment Standard 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. However, this preference only applies to persons on the HCV wait list and not current voucher holders. 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.

For a unit to qualify for this option the property must meet at least one (1) of the following criteria:

- 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. Green or energy efficient infrastructure is encouraged but at this time will not qualify as an approved investment due to lack of capacity. 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 or more per unit for labor and/or materials)
- ii. The unit passes the International Property Maintenance Code inspection standard.
- iii. Units built to be affordable under any Inclusionary Zoning (IZ) policy determined by the Department of City Planning. 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.

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 rehabilitation payment standard if they meet the eligibility requirements. Substantial rehabilitation or modernization under \$6,000 may be eligible for this standard dependent upon review, on a case-by-case basis.

Owner Documentation & Verification Requirements

The type and nature of the upgrades and/or investments will constitute the specific types of documentation that the HACP will require to determine if the unit qualifies for the rehabilitation payment standard. However, the HACP will generally require the following:

- i. The owner/landlord will submit copies of all construction and/or rehabilitation invoices, plans, etc. to the HACP Landlord Outreach and Support Coordinator or Inspections Department with the Request for Tenancy Approval (RFTA).
- ii. The proper inspection type/verification must be requested at the same time by the owner/landlord to include:
 - a. International Property Maintenance Code inspection
 - b. Request for the HACP to review with the Department of City Planning to confirm eligibility of any units built to be affordable under any inclusionary zoning policy
- iii. The HACP or designated third party will then verify the completed work and deem the property owner eligible to receive the rehabilitation payment standard.

Mobility (Location-Based) Payment Standard

The Mobility (Location-Based) Payment Standard 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, the 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.

Eligibility Requirements

The Mobility Voucher Payment Standard will be available to all current voucher holders and 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. However, this preference only applies to persons on the HCV wait list and not current voucher holders. 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 Voucher Payment Standards will be required to complete the tenant training course.

- i. **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.
- ii. In addition to the HACP's current process, the score card will include the following subcategories:
 - a. Location based factors: access to transit, food options, business districts green spaces, educational centers, environmental factors, and employment
 - b. Safety features: buzzed entry/secure entrances, surveillance, and guards
 - c. Amenities: recreational centers, gyms, parking, business centers, Wi-Fi access, air conditioning, garage, a front or back yard investments / substantial rehabilitation or modernization
- iii. **Activity Status:** Year 1 (FY 2019-2020) was full of planning and the first stages of implementation. Both alternative payment standards had procedural issues that needed to be resolved; however, once implementation was underway, a number of landlords requested these payment standards. In Year 2 (2021), as marketing and landlord recruitment efforts ramped up, the HACP has received and approved a significant number of alternative payment standard requests.

Also, in spring 2021, the HACP received news that it was chosen to participate in the HUD HCV Mobility Demonstration with neighboring Allegheny County Housing Authority. Although the HUD Mobility Demonstration doesn't start until FY 2022, the HACP Mobility Payment Standard is currently under review and may be undergoing significant changes to align with HUD HCV Mobility Demonstration. Discussion is underway; however, the final changes will not be ready to submit with the FY 2022 MTW Annual Plan. Therefore, the HACP will submit an amendment to the FY 2022 MTW Annual Plan if applicable, for any substantial changes to the Mobility Payment Standard.

In September 2021, the HACP submitted a waiver to the HUD Pittsburgh Field Office to utilize this implemented activity for each of its Special Purpose Voucher programs to include the Emergency Housing Vouchers and HUD Mobility Demonstration and will continue to do so as new Special Purpose Voucher programs emerge in FY 2022 and beyond. In the event of a conflict between the Mobility Demonstration and the flexibilities in the approved MTW Plan, the Mobility Demonstration statute and Notice of Funding Availability (NOFA) will govern.

- iv. Planned Non-Significant Changes:** During the planning and implementation stages, certain issues arose for both alternative payment standards that need to be clarified in the FY 2022 Plan. Therefore, the HACP is proposing the following changes to this activity:

Rehabilitation Payment Standard

- a. Since this activity was not approved by HUD until FY 2019, the HACP is proposing to add a statement that any rehabilitation and/or investments to the unit must be completed on January 1, 2019 or later.

Mobility (Location-Based) Payment Standard

- a. The HACP found that the rent reasonableness scorecard was too subjective of an evaluation tool containing too many variables to result in an equitable comparison between units. Therefore, for FY 2022 or unless the HUD Mobility Demonstration mandates the HACP modifies and/or eliminates this payment standard methodology, the HACP is proposing that a more systematic approach to determining if a unit falls in an opportunity zone as follows:
 1. If the unit falls under one of the opportunity zone zip codes and neighborhood boundaries listed in the chart, it will automatically qualify for the Mobility Payment Standard.

2. If the unit falls within the zip code but not the neighborhood or vice-versa, the HACP will require further analysis. The HACP will locate the unit census tract to see if it falls under the HUD LIHTC Qualified Census Tracts and also locate the unit on a customized GIS Opportunity Zone map that compares American Community Survey (ACS) data with local gun violence and 911 call data on a census tract level. The GIS Opportunity Zone map and its data sources may be adjusted and/or replaced with other data-driven methodologies for unforeseen variables as implementation gets under way during the plan year. The HACP will continue to document any changes to the MTW activity in forthcoming MTW plans.

b. As mandated by the HUD PIH Office as part of the Mobility Demonstration, the second proposed change is to eliminate the work or FSS enrollment requirement for both HCV applicants and participants. That is, any household, regardless of income, can submit a Request for Tenancy Approval (RFTA) in an opportunity area. This will allow more families to access the mobility payment standard and move into areas of opportunity.

v. **Planned Changes to Metrics/Data Collection:** None. As stated in the FY 2019 MTW Annual Plan and all subsequent plans, the HACP anticipates an increase of 250 units over a span of three (3) years beginning in FY 2019. Please see the metrics that the HACP intends to continue to use for this activity as follows:

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #2: Units of Housing Preserved	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). 0	Expected housing units preserved after implementation of the activity (number). 250	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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 number may be zero. 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 250	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>Self Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 0	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 250	Actual number of households receiving self-sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Specific Metrics</i>					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New landlords attracted to HCV program	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). 0	Expected number of new landlords after implementation of the activity (number). 93	Actual number of new landlords enrolled after implementation of the activity	Whether the outcome meets or exceeds the benchmark.

- vi. **Planned Significant Changes:** The HACP proposes to remove the Mobility Payment Standard Section and replace it with a new methodology as described below. The Rehabilitation Payment Standard language will be modified slightly, however, the metrics for this activity will remain unchanged.

The reasons for changing the HCV Payment Standards during the FY 2022 are to:

1. Align the HCV Payment Standards with the HUD Community Choice Demonstration requirements.
2. Better reflect the local rental market “asking” rents.
3. Simplify the payment standard criteria for staff, landlords, and tenants.
4. Improve the chances of exceeding the MTW metrics such as gaining new landlords, adding new units to the program, and deconcentration of voucher holders in high poverty areas.

A. Activity Description – Repurposing Applicability of Previously Approved Activities

i. General Description

The HACP seeks to increase housing choice and encourage voucher participants to expand their housing search, particularly in neighborhoods with low levels of poverty. In response to the current housing climate and low voucher utilization rate, the HACP has received HUD-approval for three (3) alternative payment standards to replace the HUD SAFMR requirement. However, the HACP noticed that few landlords utilized these alternative payment standards through its MTW metric tracking. After informally surveying landlords, the HACP discovered that the three (3) alternative payment standard qualifications were confusing; not meeting nuanced local market demands, and created additional bureaucratic frustration.

In conjunction with this discovery, the HACP was chosen for the HUD Community Choice Demonstration (formerly known as the HCV Mobility Demonstration). This gave the HACP the unique opportunity to revisit the payment standard methodology and collaborate with Allegheny County Department of Human Services and the Allegheny County Housing Authority (ACHA). Through a detailed local rental market analysis driven by the HUD Community Choice Demonstration, the HACP decided to simplify its payment standards across the entire HCV Program and eliminate the Mobility Payment Standard and its scorecard criteria. This new, tiered methodology will allow more landlords to access higher payment standards that align closer with the hyper-local rental market fluctuation while simplifying the criteria to determine a unit's applicable payment standard.

Using recent American Community Survey (ACS) five (5)-year estimates, census tracts in Allegheny County were sorted into one of eight payment standard tiers based on how far above, at, or below their all-bedroom Median Gross Rent (MGR) fell from Allegheny County's all-bedroom Median Gross Rent. Tracts were then set a given percentage above, at or below the HUD hypothetical Allegheny County Fair Market Rent (ACFMR) based on which payment standard tier they were sorted into. Census tracts (regardless of opportunity status) under the HACP's jurisdiction were set to be no lower than Tier 6 (110% of ACFMR) and all of the existing opportunity zones under the former Mobility Payment Standards were built into Tier 1 (160% of ACFMR). The tier breakdown is as follows:

Tier	Sort Condition (tract MGR/County MGR)	Percent above ACFMR	Number of HACP Tracts/Tier	Percent of HACP Tracts/Tier
8	<=0.9 of AC MGR	90%	0	0%
7	>= .91, <= 1 of AC MGR	100%	0	0%
6	>= 1.01, <= 1.1 of AC MGR	110%	91	66%
5	>= 1.11, <= 1.2 of AC MGR	120%	10	7%
4	>= 1.21, <= 1.3 of AC MGR	130%	12	9%
3	>= 1.31, <= 1.4 of AC MGR	140%	3	2%
2	>= 1.41, <= 1.5 of AC MGR	150%	2	1%
1	>= 1.51 of AC MGR	160%	19	14%

This payment standard will be available to all current voucher holders and new admissions to the Housing Choice Voucher (HCV) program regardless of their participation in the Community Choice Demonstration. The only criterion to determine which tier the unit will fall under is the unit’s census tract location.

For ease of use, the HACP, DHS, and ACHA are creating a public-facing GIS map whereby anyone can type in a unit address and receive accurate payment standard information. The map will at minimum state the jurisdiction and payment standard tier for each census tract in Allegheny County, however, will be developed with HUD, First PIC and ABT Associates’ guidance.

The HACP is also proposing to modify the Rehabilitation Payment Standard calculations to align with this revised “new” tiered methodology. Currently, the HACP uses 130 percent of the Metropolitan Statistical Area Fair Market Rent (MSAFMR) to determine the dollar amount by bedroom size. The HACP is proposing to increase a unit’s tiered percentage amount by 10 percent for HCV families that qualify for the Rehabilitation Payment Standard. For example, if a unit’s census tract location is in Tier 5, the approved payment standard percentage will change from 120% to 130% of ACFMR. All of the other eligibility criteria for modifications and/or improvements to the unit will remain the same.

ii. Relation to Statutory Objectives

This activity meets all three statutory objectives in the following ways:

a. Cost Effectiveness

The HACP is combining two (2) payment standard methodologies and simplifying the criteria for implementation, which will reduce staff time and error in selecting the most applicable tier and/or payment standard. Although the HACP will be paying more HAP for units located in opportunity areas, under this methodology, the majority (66%) of census tracts in the City of Pittsburgh fall in Tier 6, which remains at 110% of ACFMR. Furthermore, by using census tracts instead of zip codes, the tiered payment standards more accurately reflect the local rental market variation thereby help to ensure that the HACP is not overpaying by overgeneralizing the opportunity areas, which happened when zip codes were used. See chart on page 97.

b. Provides Incentives for Families to Attain Self-Sufficiency

The Community Choice Demonstration was founded on research that shows that families who reside in low-poverty areas tend to have better life outcomes. If a family’s housing issues are met or exceeded, the family is able to focus more time and attention on educational attainment, employment, training, childcare, health, etc. The HACP views the payment standard revisions as way to move to low-poverty areas with better resources for self-sufficiency and one-step closer to homeownership.

c. Increase Housing Choice

The housing choice goals of all three (3) alternative payment standard activities remain the same and are as follows:

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

Furthermore, the HUD Community Choice Demonstration will work separately, yet, complementary to the revised payment standards towards the goal of expanding geographic choice for voucher holders by providing funding for mobility counseling services, housing search assistance, landlord recruitment, monetary and other incentives.

iii. Anticipated Implementation Schedule

The revised Alternative SAFMR payment standards will be implemented as soon as HUD approves the FY 2022 MTW Plan. The HACP is aiming to coincide approval with the HUD Community Choice Demonstration launch, which is currently set to being in spring 2022, most likely sometime between March and May, however, will not utilize the payment standards until this revised FY 2022 MTW Plan is approved. Once the revised FY 2022 MTW Plan is approved, all changes included in the FY 2022 MTW Annual Plan will be incorporated in the HCV Administrative Plan as applicable.

B. Activity Metrics Information

i. Applicable Metric Charts

<i>Housing Choice</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Housing units of this type prior to implementation of the activity (number). 0	Expected housing units of this type after implementation of the activity (number). 250	Actual housing units of this type after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #2: Units of Housing Preserved	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). 0	Expected housing units preserved after implementation of the activity (number). 250	Actual housing units preserved after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
HC #5: Increase in Resident Mobility	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 number may be zero. 0	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number). 250	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>Self Sufficiency</i>					
Metric Name & #	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
SS #5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Households receiving self-sufficiency services prior to implementation of the activity (number). 0	Expected number of households receiving self-sufficiency services after implementation of the activity (number). 250	Actual number of households receiving self-sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.

<i>HACP Specific Metrics</i>					
Metric Name	Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
New landlords attracted to HCV program	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). 0	Expected number of new landlords after implementation of the activity (number). 93	Actual number of new landlords enrolled after implementation of the activity	Whether the outcome meets or exceeds the benchmark.

ii. Data Source(s)

The HACP plans to use the following sources of data for each metric:

<i>Housing Choice</i>		
Metric Name & #	Unit of Measurement	Data Source
HC #1: Additional Units of Housing Made Available	Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	Inspections reports from Emphasys Elite showing the number and address for all initial inspections for a calendar year. Then review the Emphasys Elite inspection history for each unit to determine whether it's been on the HCV Program before.
HC #2: Units of Housing Preserved	Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).	Emphasys Elite customized report showing PHA Use Only code for each payment standard type and the household's average monthly income.
HC #5: Increase in Resident Mobility	Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Emphasys Elite customized report showing PHA Use Only code for each payment standard type

<i>Self Sufficiency</i>		
Metric Name & #	Unit of Measurement	Data Source
SS #5: Households Assisted by Services that Increase Self Sufficiency	Number of households receiving services aimed to increase self-sufficiency (increase).	Comparing Emphasys Elite report showing the names of families enrolled in FSS to the customized Emphasys Elite report showing PHA Use Only code for each payment standard type.

<i>HACP Specific Metrics</i>		
Metric Name	Unit of Measurement	Data Source
New landlords attracted to HCV program	Number of new landlords leasing units to HCV participants. That would otherwise not be available (increase).	Tallying up the number of registered landlords through the HACP landlord portal.

C. Cost Implications

i. Anticipated Cost Implications

The HACP does anticipate negative cost implications for its Housing Assistance Payment (HAP) payments due to the fact that this new payment standard methodology will be available to all HCV residents.

ii. Managing the Cost Implications

The HACP is poised to handle the impact that increasing its payment standards will have to the HAP budget. The HACP has already had internal finance discussions and has formulated a plan to manage costs of this modified activity. One of the driving reasons as to why the HACP is choosing to implement the new payment standards when a tenant moves and/or it is time for their biennial reexamination is to spread out the increased HAP cost over time. Furthermore, as noted in detail in the Impact Analysis section, the HAP will not change for residents who are renting units where the gross rent is below the new payment standard amount. For the FY 2022 HAP budget, the HACP is going to use its MTW fungibility to reallocate funding from some development projects to bump up the HCV HAP funding. Lastly, the HACP collected the HAP difference between new method versus the current method and compared that to the average of total HAP by bedroom size to estimate the average annual increase in HAP dollars as follows:

Increment: MTW Vouchers Only		
	Monthly Average Total HAP	Annual Average Total HAP
Before (in January 2022)	\$793.25	\$31,119,519
After (~11/month increase)	\$804.25	\$31,653,195
Difference	\$11.00	\$533,676

For the breakdown of how the HACP derived the estimated \$11/month increase, please see the Numerical Analysis description and chart in Section E(iv)(3).

For the Rehabilitation Payment Standard, changing the dollar amount calculations from 130 percent of the MSAFMR to 10 percent of the tiered payment standard using the ACFMR results in an average monthly HAP increase of \$50.00 for the eight (8) units sampled that utilized the Rehabilitation Payment Standard in 2021. The average monthly HAP increases for the eight (8) units sampled ranged from \$0.00 to \$147.00.

The HACP intends to monitor the average total HAP by bedroom count yearly to ensure that the following year’s budget reflects the appropriate HAP increase until IMS/PIC captures the increase.

D. Need/Justification for MTW Flexibility

Authorization

Attachment C (D)(2)(a)

Regulatory Citation

24 CFR 982.503

i. Explanation of Authorization Need

According to 24 CFR 982.503(b), “The PHA may establish a single payment standard amount for each unit size at any level between 90 and 110 percent of the published FMR for that unit size. HUD approval is not required to establish a payment standard amount in that range (“basic range”).” Therefore, without MTW authorization, the HACP would need to submit a request to HUD for a payment standard approval with supporting justifications, rental market studies, and proof of financial hardship for families. Instead, the HACP wishes to use the cited authorization to implement the new alternative payment standards.

E. Rent Reform/Term Limit Information (if applicable)

i. Impact Analysis

- 1. *Impact on Household Rent/Tenant Share:*** The HACP designed the new payment standard methodology to improve affordability and meet hyper-local rental market demands without penalizing the HCV participant. A numerical analysis of a random sample of HCV participants confirmed that either the new payment standard methodology will cause the household rent/tenant share to remain the same (unaffected), or it will decrease as the HACP subsidizes more of the total contract rent.
- 2. *Implementation and Tracking:*** The HACP will track this implemented activity through three avenues – [1] MTW Plan metrics, [2] at least annually pulling a report of the average total HAP by bedroom size and comparing it to the same number for the previous year, and [3] analyzing the voucher concentration data by census tract to see if there is a shift in where families are able to lease up due to the change in payment standard. Any significant differences in these tracking methods will enable the HACP to identify any unintended consequences/impacts.
- 3. *Numerical Analysis:*** The HACP Data Analyst pulled a report showing 5,294 addresses with at least two (2) addresses per payment standard tier. Each address was assigned a numerical value and three (3) sample addresses per tier were randomly extracted for a total sample size of eighteen (18). Three (3) addresses were replaced with alternative random addresses because these families were Project-Based or Special Purpose Vouchers. The HACP excluded Project-Based and Special Purpose Vouchers due to the varying nature of their rent calculations to include using the gross rent instead of the payment standard, etc.

The enclosed chart details the calculations for the eighteen sample addresses:

Tier	Census	Bedroom Size	Gross Rent	Payment Standard	HAP	Tenant Rent	HAP Difference
1	0201	1	\$935	\$887	\$305	\$630	
			\$935	\$1,419	\$353	\$582	\$48
1	0201	1	\$1,409	\$1,379	\$1,107	\$199	
			\$1,409	\$1,419	\$1,137	\$169	\$30
1	1609	1	\$714	\$887	\$355	\$275	
			\$714	\$1,419	\$355	\$275	\$0
2	1405	2	\$963	\$1,079	\$740	\$110	
			\$963	\$1,617	\$740	\$110	\$0
2	1405	1	\$924	\$887	\$664	\$143	
			\$924	\$1,331	\$701	\$106	\$37
2	1405	1	\$969	\$887	\$652	\$98	
			\$969	\$1,331	\$734	\$16	\$82
3	0901	2	\$1,033	\$1,079	\$798	\$102	
			\$1,033	\$1,509	\$798	\$102	\$0
3	0901	1	\$792	\$887	\$545	\$232	
			\$792	\$1,242	\$545	\$232	\$0
3	3207	2	\$750	\$1,079	\$523	-\$83	
			\$750	\$1,509	\$523	-\$83	\$0
4	0103	1	\$625	\$887	\$391	\$234	
			\$625	\$1,153	\$391	\$234	\$0
4	1914	2	\$916	\$1,079	\$674	\$101	
			\$916	\$1,401	\$674	\$101	\$0
4	2701	6	\$1,900	\$1,960	\$1,508	-\$175	
			\$1,900	\$2,547	\$1,508	-\$175	\$0
5	1920	2	\$1,028	\$1,079	\$567	\$384	
			\$1,028	\$1,294	\$567	\$384	\$0
5	2503	3	\$1,261	\$1,377	\$1,044	-\$169	
			\$1,261	\$1,650	\$1,044	-\$169	\$0
5	5617	2	\$1,079	\$1,079	\$783	-\$14	
			\$1,079	\$1,294	\$783	-\$14	\$0
6	1005	1	\$662	\$887	\$283	\$324	
			\$662	\$976	\$283	\$324	\$0
6	2715	3	\$1,284	\$1,377	\$764	\$134	
			\$1,284	\$1,513	\$764	\$134	\$0
6	2902	1	\$764	\$887	\$532	\$168	
			\$764	\$976	\$532	\$168	\$0

Total HAP Difference \$197.00

Avg HAP Difference \$10.94

As shown in the table above, the rent/tenant share does not increase for any of the addresses sampled. As for the rent burden, of the four (4) families who experienced an increase in HAP experiences a decrease to the rent burden percentage ranging from 2.47% to 10.48%. The average rent burden percentage decrease was 5.31%.

For the Rehabilitation Payment Standard, changing the dollar amount calculations from 130 percent of the MSAFMR to increasing it by 10 percent of the applicable tiered payment standard results in an average monthly HAP increase of \$50.00 for the eight (8) units sampled that utilized the Rehabilitation Payment Standard in 2021.

Tier	Census	Bedroom Size	Gross Rent	Payment Standard	HAP	Tenant Rent	HAP Difference	
6	5626	2	\$1,142	\$1,275	\$921	\$78		
			New Payment Standards	\$1,142	\$1,294	\$921	\$78	\$0
6	0402	2	\$1,344	\$1,275	\$943	\$279		
			\$1,344	\$1,294	\$1,015	\$207	\$72	
6	0402	3	\$1,592	\$1,627	\$1,417	\$33		
			New Payment Standards	\$1,592	\$1,650	\$1,442	\$8	\$25
6	3001	3	\$1,567	\$1,627	\$1,105	\$462		
			New Payment Standards	\$1,567	\$1,650	\$1,105	\$462	\$0
6	1113	3	\$1,668	\$1,627	\$1,417	\$78		
			New Payment Standards	\$1,668	\$1,650	\$1,500	-\$5	\$83
6	1113	3	\$1,626	\$1,627	\$962	\$533		
			New Payment Standards	\$1,626	\$1,650	\$1,021	\$474	\$59
6	1203	2	\$1,222	\$1,275	\$925	-\$147		
			New Payment Standards	\$1,222	\$1,294	\$1,072	-\$147	\$147
6	1209	2	\$1,236	\$1,275	\$862	\$238		
			New Payment Standards	\$1,236	\$1,294	\$876	\$224	\$14

Total HAP Difference \$400.00
Avg HAP Difference \$50.00

Please note that the families affected are tenant-based participants and applicants who do not have a Special Purpose Voucher. The HACP currently does not have HUD approval to implement the new payment standards for non-MTW programs such as Special Purpose Vouchers and the like, however, plans to request approval of this modified activity for its Special Purpose Voucher programs sometime during the FY 2022 or FY 2023 Plan Year.

4. ***Plan for Modifications:*** Since this activity was developed with years of data analysis, past community input from HCV landlords and tenants regarding how zip codes were too broad of scale to reflect the nuanced rental market, and being vetted by two public housing authorities as well as the Allegheny County Department of Human Service staff, the HACP anticipates that the benefits of modifying this activity will outweigh the costs/consequences. The HACP's biggest concern is regarding the HAP budget, which will require monitoring each year and internal negotiations with the Development and Modernization Department on shifting MTW dollars from their budget towards the HAP budget. Based on at minimum a yearly review, the HACP can gauge the effects of this activity and determine whether it should be adjusted/terminated/reduced/continued/ expanded.

ii. **Hardship Case Criteria**

The HACP does not anticipate very many hardship requests for this activity. However, should the amount on the payment standard schedule decreases during the term of the HAP contract, the lower payment standard generally will be used beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard. In the HCV Administrative Plan, the HACP outlines the following steps on how it will determine the payment standard for the family:

Step 1: At the first regular reexamination following the decrease in the payment standard, the HACP will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.

Step 2: The HACP will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by the HACP at the first regular reexamination following the decrease in the payment standard will be the higher of these two payment standards. The HACP will advise the family that the application of the lower payment standard will be deferred until the second regular reexamination following the effective date of the decrease in the payment standard.

Step 3: At the second regular reexamination following the decrease in the payment standard, the lower payment standard will be used to calculate the monthly housing assistance payment for the family unless the HACP has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards described below.

Increases: If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family’s first regular reexamination on or after the effective date of the increase in the payment standard.

Families requiring or requesting interim reexaminations will not have their HAP payments calculated using the higher payment standard until their next annual reexamination.

In accordance with PIH 2018-01, the HACP will send written notice to all families experiencing a payment standard reduction twelve (12) months before the effective date of the reduced payment standard amount.

iii. Annual Reevaluation Description

For the FY 2022 MTW Annual Report, the HACP will reevaluate this activity based on whether or not it is meeting the benchmarks described in the metric charts. The HACP HCV management staff update the applicable MTW activity outcomes on a monthly basis and discuss implementation changes as needed throughout the calendar year. These discussions often involve conveying feedback from the HCV staff, landlords, and tenants to receive qualitative data as well as quantitative data through the metrics. The HACP proposes that monthly monitoring will mitigate negative impacts and unintended consequences. If the new activity does not yield the anticipated benefit(s) to the HACP participants, the HACP will revise this payment standard methodology in the FY 2023 or subsequent MTW Annual Plan submission or submit a MTW Annual Plan amendment for review and approval.

iv. Transition Period

As stated in a previous section, the HACP is aiming to coincide approval with the HUD Community Choice Demonstration launch, which is currently set to being in spring 2022, most likely sometime between March and May, however, will not utilize the payment standards until this revised FY 2022 MTW Plan is approved. Once approval is received, the payment standard will be switched to the revised “new” tiered method at new admission, when transferring units, and/or when the next regularly scheduled biennial reexamination unless the new payment standard amount decreases. If the new payment standard amount decreases, the HACP will follow the hardship criteria and establish the new payment standard amount at the second regularly scheduled biennial reexamination.

B. Not Yet Implemented Activities

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

C. Activities On Hold

The HACP does not currently have any approved MTW activities on hold.

D. Closed-Out Activities

Since entering the MTW Program in FY 2000, the HACP has also instituted a number of initiatives that in FY 2021 no longer required specific MTW Authority. Some of those initiatives are:

1. Establishment of Site-Based Waiting Lists

i. Plan Year Approved, Implemented and Closed Out

- Approved and implemented before Standard Agreement was executed
- **FY 2006:** Closed out

ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW 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

i. Plan Year Approved, Implemented and Closed Out

- Approved and implemented before Standard Agreement was executed
- **FY 2008:** Closed out

ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

3. Modified Rent Reasonableness Process

i. Plan Year Approved, Implemented and Closed Out

- Approved and implemented before Standard Agreement was executed
- **FY 2008:** Closed out

ii. Close-Out Explanation

This activity was closed out 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

i. Plan Year Approved, Implemented and Closed Out

- Approved and implemented before Standard Agreement was executed
- **FY 2005:** Closed out

ii. Close-Out Explanation

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

E. 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 - Block Grant Funding Authority supports 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

- a. 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 FY 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 FY 2010, with final payments made in FY 2011. Monitoring and Verification work began in FY 2011, with the first full Monitoring and Verification report completed for the FY 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

- a. In FY 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 FY 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

- a. The HACP along with 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 2021. The HACP plans to submit an application for disposition for its current offices in the John P. Robin Civic Building in FY 2021.

V. PLANNED APPLICATION OF MTW FUNDS

A. PLANNED APPLICATION 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	\$7,638,250
70600	HUD PHA Operating Grants	\$144,453,644
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$26,785,483
71100+72000	Interest Income	\$50,415
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$2,335,268
70000	Total Revenue	\$181,263,060

ii. Estimated Application of MTW Funds

The MTW PHA shall provide the estimated application of MTW funding in the Plan Year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700 +91800+91900)	Total Operating - Administrative	\$35,525,626
91300+91310+92000	Management Fee Expense	\$8,010,839
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$10,170,834
93000 (93100+93200+93300+93400+93600+93800)	Total Utilities	\$7,750,746
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$22,944,365
95000 (95100+95200+95300+95500)	Total Protective Services	\$7,419,050
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$1,511,394
96000 (96200+96210+96300+96400+96500+96600+ 96800)	Total Other General Expenses	\$6,633,361
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$33,055,718
97300+97350	HAP + HAP Portability-In	\$41,940,000
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$6,301,127
90000	Total Expenses	\$181,263,060

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

N/A

iii. Description of Planned Application of MTW Single Fund Flexibility

MTW agencies have the flexibility to apply fungibility across three core funding programs’ funding streams – public housing Operating Funds, public housing Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) – hereinafter referred to as “MTW Funding.” The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. 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 funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

PLANNED APPLICATION OF MTW SINGLE FUND FLEXIBILITY
Description
The HACP plans to utilize its single fund flexibility to direct \$38,062,959 in 2022 from the HCVP and Low-Income Public Housing Program funding to support the HACP Development Program, Modernization 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

(IV). PLANNED APPLICATION OF PHA UNSPENT OPERATING FUND AND HCV FUNDING

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$ (85,760)	\$ 0
HCV Admin Fee	\$ 1,806,079	\$ 1,806,079
PH Operating Subsidy	\$ 81,124,390	\$ 81,124,390
TOTAL:	\$ 82,844,709	\$ 82,930,469

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding:

The planned expenditures of the unspent operating fund and HCV funding will be used on general operating costs along with development and modernization costs. Please see the above capital budgets and estimated application of MTW Funds for in depth detail.

* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

(V). 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

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

Yes

6. 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.

(VI) 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 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 a RAD conversion for the Oak Hill mixed-income community and Glen Hazel public housing community in FY 2017 and FY 2018, respectively. The HACP plans to convert 86 public housing units in the Manchester neighborhood to the RAD PBV program in FY 2021 as the Commitment for Housing Assistance Payment (CHAP) was received in May 2020. This project is also known as the Manchester Redevelopment. In October 2020, the HACP submitted a full RAD significant amendment to the FY 2020 MTW Annual Plan with the requisite attachments to include the documentation for the public hearing process and required certifications. In FY 2021, the HACP continued to review potential RAD conversion options for other public housing communities. **The HACP does not have any new RAD projects planned in FY 2022.**

- 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.**

- 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 describes any proposed changes from the prior RAD Significant Amendment?**

The HACP did not submit a RAD Amendment in the Appendix.

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

For original submission: The following documents are for the original FY 2022 MTW Annual Plan Submission in October 2021. A copy of the HACP Board Resolution and certification adopting this FY 2022 MTW Annual Plan and a signed copy of the Certifications of Compliance are included with the FY 2022 MTW Annual Plan. The Board of Commissioners Meeting for the HACP was held on Wednesday, September 15, 2021.

For subsequent submission(s): The following documents are for the revised FY 2022 MTW Annual Plan submitted to HUD for approval on May 2, 2022. A copy of the HACP Board Resolution and certification adopting this revised FY 2022 MTW Annual Plan and a signed copy of the Certifications of Compliance are included with the revised FY 2022 MTW Annual Plan. The Board of Commissioners Meeting for the HACP was held on Thursday, April 28, 2022.

B. Documentation of Public Process

For original submission:

- I. The FY 2022 MTW Annual Plan was available for public comment from Monday, August 16, 2021, to September 15, 2021. No comments were received.
- II. Public Hearings to receive comments on the Plan was held on Thursday, September 16, 2021, at
 - 12:00 p.m. and at 5:30 p.m. via Zoom:
 - 12:00 p.m. via Zoom at Meeting ID: 93709175824 Password: 791497 (US) +1 301-715-8592 Passcode: 791497
 - 5:30 p.m. via Zoom at Meeting ID: 98362724096 Password: 422719 (US) +1 301-715-8592 Passcode: 553318

Persons with disabilities requiring assistance or alternative formats, or wishing to submit comments in alternative formats, were advised to contact the HACP ADA/504 Coordinator at 412-456-5020, Extension 2504; TTY 412-201-5384. The Executive Office addressed all other questions by telephone at 412-456-5012. There were no attendees at the virtual public hearings.

For subsequent submission(s):

- I. The revised FY 2022 MTW Annual Plan was available for public comment from Sunday, February 20, 2022, to April 12, 2022. Comments will be inserted as applicable.

II. Public Hearings to receive comments on the revised Plan will be held on Wednesday, April 13, 2022, at

9:30 a.m. and at 5:30 p.m. via Zoom (**both meetings utilize the same link and passcode**):
9:30 a.m. and 5:30 p.m. via Zoom at Meeting ID: 934 9184 1919 Password: 278913
(US) +1 301-715-8592 Passcode: 278913

Persons with disabilities requiring assistance or alternative formats, or wishing to submit comments in alternative formats, were advised to contact the HACP ADA/504 Coordinator at 412-456-5020, Extension 2504; TTY 412-201-5384. The Executive Office addressed all other questions by telephone at 412-456-5012.

C. Planned and Ongoing Evaluations

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.

D. Lobbying Disclosures (See Disclosure of Lobbying Activities (SF-LLL) and related Certification of Payments (HUD-50071). The lobbying disclosure forms show the most recent for the revised FY 2022 MTW Annual Plan first with the original FY 2022 MTW Annual Plan lobbying disclosure forms following.

E. Forms and Certifications include:

Certificate of Resolution Approval; Board Resolution; HUD Form 50900: Certification of Compliance; HUD Form 50071: Certification of Payments to Influence Federal Transactions and HUD Form-SFLLL: Disclosure of Lobbying Activities.

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OF RESOLUTION

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OF RESOLUTION

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PLACEHOLDER FOR SECOND CERTIFICATE
OF RESOLUTION



Housing Authority of the City of Pittsburgh

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

CERTIFICATE OF RESOLUTION APPROVAL

I, Amy L. Shaffer, Recording Secretary of the Housing Authority of the City of Pittsburgh, do hereby certify that the attached Resolution No. 44 was presented to the Board of Commissioners of the Housing Authority of the City of Pittsburgh at its meeting held on Wednesday, September 15, 2021 was approved.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and the seal of said Housing Authority of the City of Pittsburgh this 15th Day of September 2021.

Recording Secretary (SEAL)

**Board Meeting
September 15, 2021
Agenda Item No. 7**

RESOLUTION No. 44 of 2021

A Resolution – Authorizing the Executive Director or his designee to Enter Into a contract for the cleaning of various HACP Locations

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) supports resident-owned businesses and the efforts of individuals and groups to become self-sufficient; and

WHEREAS, the goal of supporting resident-owned businesses is to increase employment opportunities for residents, and create income streams for tenant organizations that will be utilized for community projects; and

WHEREAS, the HACP’s Department of Resident Self-Sufficiency (RSS) has provided training for individuals and Tenant Councils in the operation of small businesses and the HACP procurement procedures; and

WHEREAS, on June 1, 2021, the HACP issued a Request for Proposals (RFP) #250-23-21 for the cleaning of various HACP locations to include 201 Kirkpatrick St. (facility services), Creative Arts Corner and the Development and Opportunities Center; and

WHEREAS, RFP #250-23-21 was directed solely to resident-owned businesses controlled and or operated by Low-Income Public Housing (LIPH) residents or Tenant Councils, as defined in 24 CFR 963.10; and

WHEREAS, on June 24, 2021, the HACP received two (2) bids in response to the RFP; and

WHEREAS, Tenant Council Corporation One (TCC1) was determined to be the most responsive and responsible bidder; and

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Tenant Council Corporation One (TCC1) for the cleaning of the various HACP locations for a period of three (3) years with two (2) one (1) year options for a maximum of five (5) years in an amount not to exceed \$105,480.00; and

Section2. The contract shall be paid from Moving to Work Funds (MTW) funds and/or program income.

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CERTIFICATIONS OF COMPLIANCE

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CERTIFICATIONS OF COMPLIANCE

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING**

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (01/01/2022), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

form HUD 50900: Certifications of Compliance (3/2021)

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

Housing Authority of the City of Pittsburgh

PA001

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Valerie McDonald Roberts

Chairperson of the Board of Commissioners

NAME OF AUTHORIZED OFFICIAL

TITLE


Valerie McDonald Roberts (Oct 14, 2021 15:16 CDT)

Oct 14, 2021

SIGNATURE

DATE

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

form HUD 50900: Certifications of Compliance (3/2021)






Updated Certificate of Compliance - HUD Form 50900 - Expiration 03312024

Final Audit Report

2021-10-14

Created:	2021-10-14
By:	Amy Shaffer (amy.shaffer@hacp.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8T_Cjspl-OC0W0_m0VK9hf6HUO-PENn

"Updated Certificate of Compliance - HUD Form 50900 - Expiration 03312024" History

-  Document created by Amy Shaffer (amy.shaffer@hacp.org)
2021-10-14 - 5:06:51 PM GMT - IP address: 24.3.211.19
-  Document emailed to Valerie McDonald Roberts (allieswithvalerie@gmail.com) for signature
2021-10-14 - 5:07:32 PM GMT
-  Email viewed by Valerie McDonald Roberts (allieswithvalerie@gmail.com)
2021-10-14 - 5:08:14 PM GMT - IP address: 66.249.80.7
-  Document e-signed by Valerie McDonald Roberts (allieswithvalerie@gmail.com)
Signature Date: 2021-10-14 - 8:16:47 PM GMT - Time Source: server - IP address: 70.117.61.40
-  Agreement completed.
2021-10-14 - 8:16:47 PM GMT



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PLACEHOLDER FOR SECOND CERTIFICATION OF
PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

The Housing Authority of the City of Pittsburgh

Program/Activity Receiving Federal Grant Funding

Moving To Work (MTW)

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official

Mr. Caster D. Binion

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/11/21

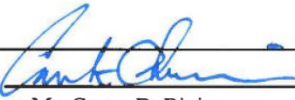
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PLACEHOLDER FOR SECOND
DISCLOSURE OF LOBBYING ACTIVITIES

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: N/A		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: N/A
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: FY 2022 MTW Plan CFDA Number, if applicable: N/A	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: Mr. Caster D. Binion Title: Executive Director Telephone No.: 412-456-5012 Date: 10/11/21	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

VII. APPENDICES

Appendix I. Local Asset Management Plan (LAMP)

Ongoing Initiatives and Deviations from General Part 990 Requirements

During FY 2022, 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.
- ❖ No inventory will exist on the books at the sites. A just in time system will be operational and more efficient, in both 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 front lined appropriately to the LIPH and/or HCV programs, as these costs are 100 percent LIPH and/or Housing Choice Voucher.
- ❖ 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 HCV 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 2021 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.

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.

Appendix II. Units Approved for Homeownership Disposition

Units approved for homeownership disposition

(showing those units still in the housing stock as of August 2020)

PA-28-P001-022

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15210	1603 BALLINGER ST #1	
PA-28-P001-022	15210	1611 BALLINGER ST #2	
PA-28-P001-022	15216	219 SEBRING AVE #4	
PA-28-P001-022	15206	252 AMBER ST #5	
PA-28-P001-022	15206	250 AMBER ST #6	
PA-28-P001-022	15206	248 AMBER ST #7	
PA-28-P001-022	15206	45 PENN CIRCLE WEST #8	
PA-28-P001-022	15206	246 AMBER ST #10	
PA-28-P001-022	15206	33 PENN CIRCLE WEST #12	
PA-28-P001-022	15206	39 PENN CIRCLE WEST #16	
PA-28-P001-022	15206	43 PENN CIRCLE WEST #17	
PA-28-P001-022	15206	35 PENN CIRCLE WEST #18	
PA-28-P001-022	15214	411 CHAUTAUQUA ST #19	
PA-28-P001-022	15233	1217 SHEFFIELD ST #20	
PA-28-P001-022	15233	1219 SHEFFIELD ST #21	
PA-28-P001-022	15233	1216 HAMLIN ST #22	
PA-28-P001-022	15233	1218 HAMLIN ST #23	
PA-28-P001-022	15206	6535 ROWAN ST #24	
PA-28-P001-022	15216	2534 NEELD AVE #27	
PA-28-P001-022	15210	712 MONTTOOTH ST #28	
PA-28-P001-022	15210	714 MONTTOOTH ST #29	
PA-28-P001-022	15210	716 MONTTOOTH ST #30	
PA-28-P001-022	15210	718 MONTTOOTH ST #31	
PA-28-P001-022	15210	720 MONTTOOTH ST #32	
PA-28-P001-022	15210	722 MONTTOOTH ST #33	
PA-28-P001-022	15210	724 MONTTOOTH ST #34	
PA-28-P001-022	15210	726 MONTTOOTH ST #35	
PA-28-P001-022	15210	728 MONTTOOTH ST #36	
PA-28-P001-022	15210	730 MONTTOOTH 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
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	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-P001-039

PA Number	Zip	Address
PA-28-P001-039	15226	738 WOODBOURNE AVE #3
PA-28-P001-039	15210	700 LILLIAN ST #4
PA-28-P001-039	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	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	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	5461 CLARENDON PL #57
PA-28-P001-039	15206	7216 MINGO ST #59
PA-28-P001-039	15201	4307 COLERIDGE ST #60

PA-28-P001-050

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



MOVING *to* WORK

HOMEOWNERSHIP PROGRAM | PLAN and PROCEDURES



Approved December 28, 2021

**MOVING to WORK (MTW) HOMEOWNERSHIP PROGRAM
PLAN and PROCEDURES**

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MOVING to WORK (MTW) HOMEOWNERSHIP PROGRAM PLAN and PROCEDURES

DEFINITIONS

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

- 1) “Buyer” shall mean a Homeownership Program participant who has obtained a mortgage pre-approval letter from a lender.
- 2) “Buyer’s annual recertification date” shall mean the date the buyer obtains a lender’s mortgage pre-approval.
- 3) “Buyer’s List” shall mean the list signed by two or more eligible buyers who are interested in purchasing the same HACP owned property.
- 4) “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.
- 5) “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.
- 6) “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.
- 7) “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.
- 8) “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.
- 9) “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.
- 10) “Subordination” prioritizes collateralized debt, ranking one behind another for purposes of collecting repayment from a debtor.

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, the HACP will offer a deferred payment Soft 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:

- Expanding homeownership opportunities for low-income families and families having members with disabilities.
- Providing an opportunity for first-time low-income homebuyers to purchase a single- family home within the City of Pittsburgh.
- 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 the 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. The 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 once the applicant has completed the following steps: 1) submit a complete application for assistance (including all required documentation), 2) submit a copy of the certificate received upon completion of an approved homebuyers education class 3) met the 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. The 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 (4) criteria:

- Be a current Low-Income Public Housing (LIPH) resident;
- Be a Housing Choice Voucher (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 the HCV or LIPH Program;

In the event that either waitlist is closed, a non-resident must be otherwise eligible to receive HCV or LIPH assistance (whichever program requirements are less restrictive for the applicant) as determined by HACP in order to participate in the Program. Non-residents must receive an eligibility letter from HACP for Homeownership Purposes only. 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 the 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 equal to or greater than 50% area median income (AMI) as published by HUD annually

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:

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, the 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.

The 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 the HACP or any other PHA (Public Housing Authority). Except as provided in HACP's Admissions and Continued Occupancy (ACOP) Policy and HCV 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 the HACP's assistance benefits and/or soft-second mortgage amount. The lender or the 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 the 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 the 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 the HACP with a first mortgage pre-approval letter and closing cost estimate which will detail the cost associated with obtaining the mortgage. The 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 the buyer successfully completes the following steps: 1) submit a complete application for assistance (including all required documentation), 2) submit a copy of the certificate received upon completion of an approved homebuyer's education class 3) met the HACP eligibility requirements as outlined in Section V. It is the responsibility of the buyer to share all agreements of sale with HACP. The following must remain true of any offer in order to remain eligible for the funds from HACP's homeownership program:

1. The purchase price does not exceed the amount used to establish your eligibility
2. The loan amount does not exceed the amount used to establish your eligibility
3. The home is within the City of Pittsburgh limits
4. Any deficiencies listed on the home inspection report must pass HQS standards.
5. Any deficiencies that do not meet HQS standards must be remedied by the seller.

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 the HACP. The independent inspectors must furnish a copy of the inspection results to both the buyer and the HACP. The 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. The buyer is prohibited from directly making repairs at their own expense prior to closing. HACP, in its sole discretion, may advise buyers to request the seller to cure essential deficiencies found in the inspection report. If an agreement cannot be reached between the buyer and seller, the HACP will advise the buyer that the property does not meet program requirements and does not qualify for HACP homeownership program funding. If the Seller is the HACP, then the HACP, in its sole discretion, may pay for any deficiencies found in the inspection report or the HACP may terminate the sales agreement. Similarly, the buyer has the right to cancel the sales agreement without penalty if the HACP is unwilling to make all necessary repairs cited in the inspection.

VII. FINANCING REQUIREMENTS

A. GENERAL:

The 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. The 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. The 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 the 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 the 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 the HACP with a copy of their loan application also known as the Uniform Residential Loan Application (URLA)/ 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, the 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, and 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 HACP second mortgage assistance may refinance their mortgage(s) or incur additional debt secured by the home without the prior written approval of HACP. Upon a written request, the HACP should consider the subordination of its mortgage(s) on a case-by-case basis. Refinancing proposals must not seriously impact the affordability of the property or security of the public investment. Refinance subordination reviews will be of the following criteria.

1. The participants must document an identified reasonable need to lower monthly payments/interest rate, change the mortgage product. The borrower can only receive “cash-out” for home improvement loans, emergency non-insured property damage, or non-insured medical expenses. Any other “cash-out” requests, including but not limited to, bill consolidation loans, line of credit, future advance, personal loans, medical collections, other mortgages or encumbrances or liens will not be considered.
2. The participant must continue to occupy the home as their primary residence until the term of the HACP mortgage expires and a mortgage satisfaction is granted.
3. Property taxes on the subject property or any other property must not be delinquent.
4. In any case, the HACP will only subordinate once during the term of the loan and only to a second position unless HACP’s position was 3rd position at the commencement of the HACP loan.

VIII. ASSISTANCE COMPONENTS

A. ASSISTANCE COMPONENTS AVAILABLE TO PROGRAM PARTICIPANTS:

1. HOME WARRANTY AND CLOSING COST ASSISTANCE

The maximum amount of financial assistance is \$8,000 for home warranty and closing costs assistance (maximum \$7000.00 closing cost assistance). At its discretion and based upon funding availability, the HACP will reimburse the home buyer the cost of home warranty renewals for a period of up to 3 years or until funds from the initial \$8,000.00 is exhausted – whichever comes first.

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 the HACP with a written quotation from the vendor for these services prior to closing. Subject to budgetary constraints, the 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.

3. SOFT SECOND DEFERRED PAYMENT FORGIVABLE MORTGAGE:

The maximum forgivable deferred payment soft-second mortgage is \$ 52,000.

Subject to budgetary constraints, the HACP may provide a forgivable 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 (URA) of Pittsburgh.

The HACP will subordinate to both the 1st mortgage lender and Pittsburgh's Urban Redevelopment Authority in the event that a participant qualifies to receive an additional deferred soft second mortgages from the URA. If the participant is eligible to receive additional, second deferred payment mortgages not provided by the first mortgage Lender or the HACP they must utilize the full amount of the additional mortgage prior to utilizing HACP's.

The HACP's forgivable soft second mortgage in no case shall exceed \$52,000. The forgivable second mortgage is forgiven on a prorated basis over a ten-year period. In the event a first or second mortgage does not exist, the HACP's mortgage will be recorded as a first mortgage.

This means in the event a participant qualifies for a deferred payment soft second mortgage the HACP may exercise the authority to require the participant to reduce the 1st mortgage amount accepted from the bank by an amount specified by the HACP in order to achieve a lower Homeownership Expense Payment. The HACP may also provide a soft mortgage to increase the buyers purchase capacity as appropriate in view of current market conditions.

B. FINANCING WITH A SOFT-SECOND MORTGAGE CALCULATION:

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 the HACP provide a soft-second mortgage to lower the buyer's monthly debt obligation to the lender. This means in the event a participant qualifies for a deferred payment soft second mortgage the HACP may exercise the authority to require the participant to reduce the 1st mortgage amount accepted from the bank by an amount specified by HACP in order to achieve a lower Homeownership Expense Payment. The HACP may also provide a soft mortgage to increase the buyers purchase capacity as appropriate in view of current market conditions.

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 the HACP may provide a soft-second mortgage to lower the buyer's monthly debt obligation to the lender. The 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 ELIGIBILITY 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.

- Deferred payment 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. Loan amounts at or below \$52,000 will be issued under the terms of the deferred payment forgivable soft second mortgage.

- The deferred payment mortgage loan amount calculation above shall be determined during buyer's loan pre-approval process and participant will be provided a written estimated soft mortgage eligibility and soft mortgage eligibility amount. The notice will also advise whether the soft mortgage is to be applied to decrease the 1st mortgage debt obligation and/or increase purchase capacity. This notice will also advise what amount of eligible assistance can be utilized in the form of a forgivable softs second mortgage. This notice is to be shared with the buyer only unless HACP receives express written consent from the buyer to share this information 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 the HACP for review. The HACP Homeownership participants must utilize a licensed professional to assist with their purchase transaction including but not limited to, the drafting of their sales contract.
- The 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 the HACP recalculate the buyer's HACP Second Mortgage amount.
- The HACP Soft Forgivable Mortgage shall be reduced each month (1/120) by the amount (eligible monthly MAP) used in the 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, any 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 the following steps are completed: 1) submit a complete application for assistance (including all required documentation), 2) submit a copy of the certificate received upon completion of an approved homebuyer's education class 3) met the HACP eligibility requirements as outlined in

Section V

Once the buyer obtains a preapproval letter, 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. Any applicant who remains active but does not purchase a home within one (1) year from the eligibility date will be required to supply updated income information for purposes of recalculating eligibility. Any applicant who remains inactive (no evidence of activity by the applicant to include the standard agreement for the sale of real estate and/or updated pre-approval from lender for a period of one (1) year will be removed from the program.

E. PORTABILITY:

A current HCV Program family who qualifies for homeownership assistance may Port to another jurisdiction and purchase a home outside the 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 the 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, the 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 the HACP enters into a sales agreement from the property Buyer's List.
 - a) In the event that two (2) tenant/buyers have the same date on their mortgage pre-approval letter, the 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, the HACP may collect additional interested mortgage qualified tenant/buyers from either low income public housing residents or HCV holders for an additional five (5) business day period and form a new Buyer's List to repeat the buyer selection process at the HACP's discretion.

A. TENANT / BUYER NOTIFICATION:

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

B. TENANT / BUYER NOT SELECTED FROM BUYER'S LIST:

Once the 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 the 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, the 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.

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. BUYER FILES

Buyer files should contain copies of the following items and be maintained by the 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. Buyers Uniform Residential Loan Application and are Loan Estimate when applicable
- f. Documentation that buyer meets HACP eligibility
- g. HACP financial checks issued to or on behalf of buyer
- h. Closing disclosure and/or ALT-A
- i. Home Inspection Report
- j. Second mortgage calculation
- k. Closing costs assistance form

XIII. ACCOMMODATIONS FOR PERSONS WITH A DISABILITY

The 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. The HACP will address requests from those persons with disabilities through its reasonable accommodation policy and procedure to assure equal access to the homeownership program.

XIV. HACP CONVERTIBLE BRIDGE LOAN

A. PURPOSE:

The proposed expansion of the current, Housing Authority of the City of Pittsburgh (HACP) Homeownership Program is to provide Capital Fund assistance in the form of a short term bridge loan to designated partner agencies and organizations, demonstrating the practical capability to carry out the rehabilitation of their own acquired and/ or the HACP scattered -site units for the purpose of reselling the units to Homeownership Program Participants upon completion of the rehab. Upon the completed sale to the Homeownership Program Participant, The Bridge Loan will “pass-thru” to the Homeownership Program Participant in the form of a second deferred mortgage. Therefore, the funding originally issued to the partner to finance the rehab will convert to a write-down of the sales price under the provisions of the HACP’s Homeownership Program concerning the sale of scattered sites.

The write-down of the resale of the unit to Homeownership Program Participants will be equal to the Participant’s second mortgage determination but no more, than what was “bridged” to the

Partner. If the Participant is determined to be eligible to receive more than what was bridged to the Partner, the HACP will make up the difference in the write-down amount by issuing the said Participant a second deferred payment mortgage in addition to the write-down of sales price.

B. BENEFIT OF THE PROPOSED EXPANSION:

REDUCED RISK TO THE HACP:

- a. Develop for purchase housing at a low-cost;
- b. No acquisition cost to the HACP directly;
- c. No financing cost to the HACP unless the property is recaptured, and the loan used to finance development is assumed by the HACP.

EFFICIENT ALLOCATION OF RESOURCES:

- a. Produces affordable homeownership units with little to no increase to budgeted spending;
- b. Serve as a framework for future development;
- c. Safe disposition of Public Housing Units to Home Ownership.

RESULTS OF THE PROPOSED EXPANSION:

- a. Increases property tax revenues for the City of Pittsburgh;
- b. Increases the effectiveness of existing Home Ownership Programming;
- c. Strengthens the HACP's partnerships and position of being the highest, quality provider of affordable housing in the City of Pittsburgh;
- d. Permits the HACP to influence homeownership creation within current budget constraints while maintaining the current position of being the flagship agency providing real estate development services.

C. PARTNER SELECTION/ PURCHASE RESALE ENTITY (PRE) REQUIREMENT:

Section 32 permits the sale of units directly to Low-Income Public Housing (LIPH) or non-public housing residents or to a Purchase Resale Entity (PRE), which in turn must resell them to low-income households. If a PRE is used, the Homeownership Plan must include the firm's qualifications, marketing plan, and a description of that entity's responsibilities.

PARTNER/PRE CRITERIA:

1. LEGAL CAPACITY:

- a) Proven performance within contractual agreements;
- b) Sign a written agreement specifying the rights and responsibilities of the PHA and PRE;
- c) Provide assurances regarding compliance with the program;
- d) Produce evidence of adequate record-keeping and reporting.

2. PRACTICAL CAPABILITY:

- a) Track record of SFR rehabilitation within Davis/Bacon rules;
- b) Procurement & construction expertise;
- c) Provide limitations on PRE administrative, overhead, and compensation/profit;
- d) Implement deed restrictions on acquisition and resale of units.

3. GOAL AND MISSION SYNERGY:

- a) Encourages the growth of organizations capable of developing affordable;
- b) Agree to sell units only to low or moderate-income households. Agree to transfer ownership of units back to the HACP if the PRE cannot sell the units within five (5) years or less.

D. POTENTIAL PARTNERS:

- a) Habitat for Humanity
- b) The Hazelwood Initiative
- c) The Pittsburgh Housing and Development Corporation (a subsidiary of the URA); and
- d) Pittsburgh Community Land Trust
- e) Other partners as they are identified.

E. BOND OPTION:

An enhancement to this program is the addition of a bond option: The HACP would provide a single payment of \$45,000 subsidy to the Urban Redevelopment Authority (URA) or the Participant, the URA will contribute a subsidy of approximately \$85,000 to the Participant or to the Project (new or rehab housing), to ensure affordability for the home purchase. This program will be geared to the "workforce" population that is 80% AMI.

F. BRIDGE / DEVELOPMENT LOAN TERMS:

LOAN AMOUNT: 25% of the project cost up to \$52,000 Term: up to 18 months, maybe extended for a maximum of 24 months

PAYMENT PROVISION: 0% interest during the term of loan satisfied upon sale of the unit to Program Participant

RECAPTURE: The HACP Unit may be recaptured by the HACP if there is no final sale within 60 months of Bridge Loan Agreement

SUBORDINATION: The HACP Bridge loan will be in 1st lien position but will subordinate Lender financing which cannot exceed 50% of projected project cost and must be assumable by the HACP in the event of recapture from the PRE.

ADDITIONAL:

- Project costing \$208,000 or more is eligible for a full \$52,000 loan amount.
- The project must be approved by the loan committee. The affordability of the end product will be reviewed.
- The home must be sold to Program Participants within 18 months of loan issuance, or the entire loan will become due to the HACP.
- Liquidity Test: the PRE must verify at least 25% of the total project cost in reserves

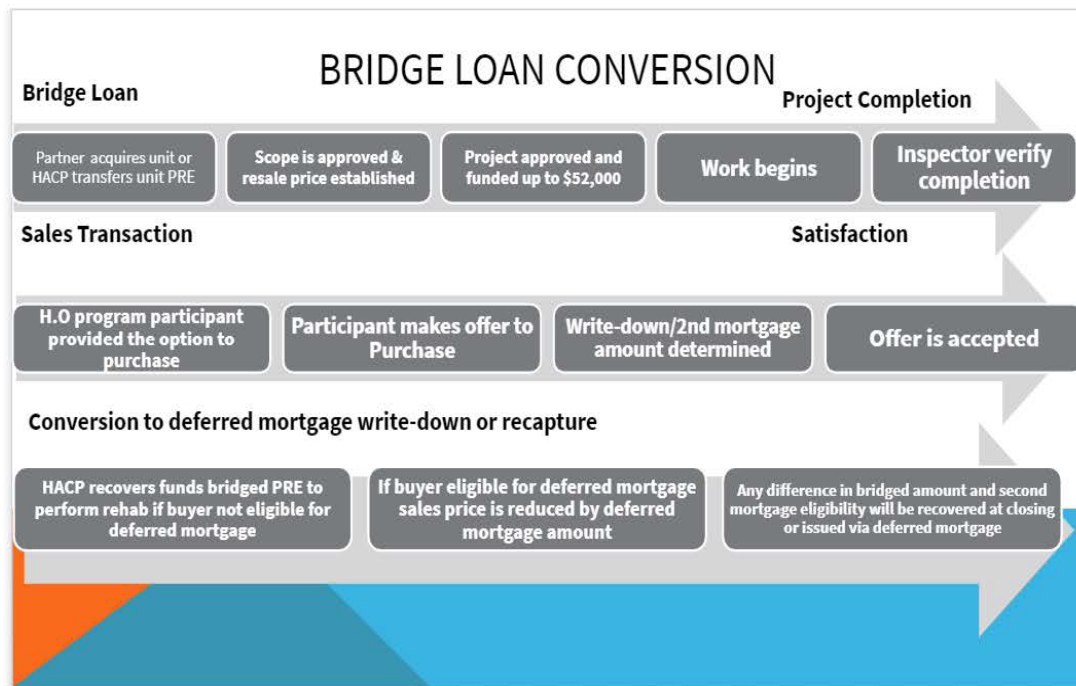
BRIDGE/ DEVELOPMENT LOAN CONVERSION:

- 1) The scope is developed, and resale price established by the review committee
- 2) Project approved and funded up to \$52,000
- 3) Partner acquires unit or the HACP transfers unit using partners PRE status
- 4) Inspectors verify completion

PURCHASE TRANSACTION:

- 1) Home Ownership Program Participants provided the option to purchase
- 2) The Participant makes an offer to purchase the unit,
- 3) Write down and/or deferred mortgage amount determined
- 4) Partner accepts the offer
- 5) The Participant continues with the HACP Home Ownership Program step-by-step guide

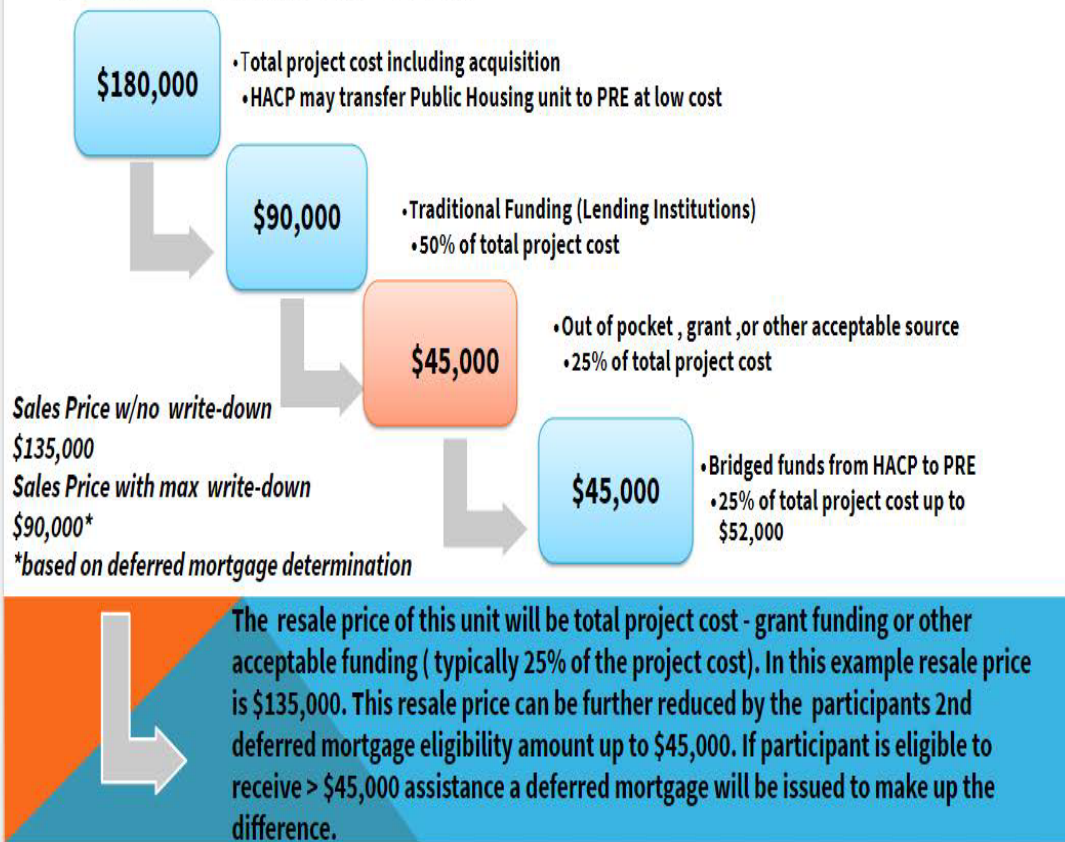
Please note: Participants may or may not be eligible for a second deferred mortgage, but they must have the purchasing capacity to purchase at the sales price - second mortgage eligibility.



G. EXAMPLE PROJECT FUNDING STRUCTURE :

The resale price of this unit will be total project cost - grant funding or other acceptable funding (typically 25% of the project cost). In this example of a project costing \$180,000, the resale price is \$135,000. This resale price can be further reduced by the Participants' 2nd deferred mortgage eligibility amount up to the amount of the Bridge Loan issued to the partner. If the Participant is eligible to receive the amount bridged to the Partner additional assistance in the form of a deferred mortgage will be issued to make up the difference. If the Participant is eligible to receive less than the amount bridged to the Partner, the loan difference will be recovered by the HACP at the closing.

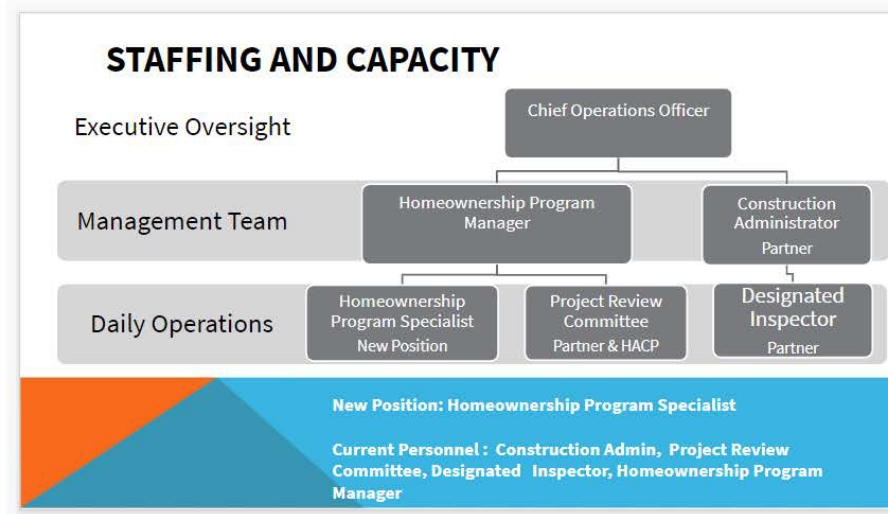
PROJECT FUNDING STRUCTURE



XV. BRIDGE LOAN ADMINISTRATION AND IMPLEMENTATION PLAN:

A. STAFFING:

- New Position Homeownership Program Specialist
- Current Personnel Construction Admin, Project Review Committee, Designated Inspector, Homeownership Program Manager



B. IMPLEMENTATION TIMELINE:

- 1). PROGRAM EXPANSION REVIEWED BY EXECUTIVE, LEGAL, AND FINANCE. (2-3 WEEKS)
 - a) Board resolution in September 2020 to expand the Homeownership Program to include the origination of Development Bridge loans to PRE-Partners
- 2). PARTNERS SELECTION PROCESS CREATED AND PERFORMED (UP TO 3 MONTHS)
 - a) Construction admin and inspector responsibilities determined
 - b) Bridge loan review committee appointed
 - c) Homeownership Specialist hired
- 3). SITE SELECTION (EARLY 2022)
 - a) Existing HACP and Partner inventory reviewed first
- 4). PROGRAM LAUNCHED (1ST QTR. 2022)
 - a) No outside acquisitions in the pilot period of 12 months