

PHA Plans

5-Year Plan for Years 2024 – 2028

Fiscal Year Beginning October 1, 2024 thru September 30, 2029

Annual Plan 2024

Fiscal Year beginning October 1, 2024 thru September 30, 2025

**Westmoreland County Housing Authority
Greensburg, Pennsylvania**

Michael L. Washowich
Executive Director

In 2024, HUD changed the way Housing Authority's submit their Annual Plan and 5 Year Plan. They created a Portal where Westmoreland County Housing Authority (WCHA) only submits revisions, updates and new activities to its previous Annual Plan.

The following Plan Elements were updated:

- Housing Needs of Families on the Section 8 Tenant Based Assistance and Public Housing Waiting Lists
- Policies that govern Eligibility, Selection and Admission for the Housing Choice Voucher and Public Housing Programs
- Financial Resources
- WCHA's Progress Report – Goals established in the 5 Year Plan ending September 30, 2024
- WCHA's 5 Year Plan, Fiscal Year Beginning October 1, 2024 thru September 30, 2029

Housing Needs of Families on the Section 8 Tenant Based Assistance and Public Housing Waiting Lists

Voucher Program

Voucher Program (all lists)

Waiting List Demographics

March 31, 2024

Voucher Program (all lists)

Waiting List Demographics

March 31, 2023

	<u>TOTAL</u>	<u>%</u>	<u>Combined %</u>		<u>TOTAL</u>	<u>%</u>	<u>Combined %</u>
HCV	2075			HCV	4152		
ELI	1702	82.0%		ELI	3617	87.1%	
VLI	302	14.6%		VLI	440	10.6%	
LI	58	2.8%		LI	75	1.8%	
Ovr income	13	0.6%	100.0%	Ovr income	20	0.5%	100.0%
Non-Eld	1347	64.9%		Non-Eld	2847	68.6%	
Eld	244	11.8%		Eld	378	9.1%	
Dis	484	23.3%	100.0%	Dis	927	22.3%	100.0%
White	1352	62.2%		White	2598	62.6%	
Black	537	25.9%		Black	1129	27.2%	
Other	186	9.0%	100.0%	Other	425	10.2%	100.0%
Hispanic	58	2.8%		Hispanic	151	3.9%	
Non-Hisp	2017	97.2%	100.0%	Non-Hisp	4000	96.3%	100.2%

Public Housing Waiting List

Housing Needs of Families on the Public Housing Waiting List			
February 2024			
	# of Families (2024)	% of total families	
		2022	2023
Waiting list total	5293	100%	
Extremely low income <=30% AMI	4350	86.3%	82.2%
Very low income (>30% but <=50% AMI)	808	11.5%	15.3%
Low income (>50% but <80% AMI)	117	1.9%	2.2%
Families with children (non-elderly)	1749	76.6%	33%
Elderly families (62 or older)	1133	18.75%	21.4%
Families with Disabilities	1469	27.7%	27.8%
Race/ethnicity (White)	3557	66.1%	67.2%
		2022	2023
Race/ethnicity (Black)	1034	19.5%	19.5%
Race/ethnicity (Hispanic)	160	2.8%	3.5%
Race/ethnicity (American Indian)	23	.03%	.05%

Housing Needs of Families on the Public Housing Waiting List

February 2024

Race/ethnicity (Asian)	1	.04%	.02%
Race/ethnicity (Mixed Race)	217	4.3%	4.7%

Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	400	8.9%	8.7%
1BR	2903	53.5%	63.2%
2 BR	1162	21.2%	25.3%
3 BR	714	14%	15.5%
4 BR	94	2%	2%
5 BR	16	.28%	.35%

The Public Housing Waiting List is open. The Housing Authority anticipates the Public Housing Waiting List will remain open throughout the Plan Year.

As of February 1, 2018, WCHA has eliminated ceiling rents in public housing. Flat rents are charged for any public housing, over income residents.

The flat rents, effective January 1, 2024, are as follows:

	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
18-1	N/A	688	824	1048	1136	1306
18-2	N/A	688	824	1048	1136	N/A
18-4	N/A	688	824	1048	N/A	N/A
18-5	648	688	N/A	N/A	N/A	N/A
18-6	648	688	824	N/A	N/A	N/A
18-7	592	624	752	952	1040	N/A
18-8A	648	688	N/A	N/A	N/A	N/A
18-8B	N/A	N/A	824	1048	1136	N/A
18-9	648	688	N/A	N/A	N/A	N/A
18-10	536	568	N/A	N/A	N/A	N/A
18-11	528	576	N/A	N/A	N/A	N/A
18-12	680	720	N/A	N/A	N/A	N/A
18-13	648	680	N/A	N/A	N/A	N/A
18-14	656	688	N/A	N/A	N/A	N/A
18-15	648	688	N/A	N/A	N/A	N/A
18-16	N/A	688	N/A	N/A	N/A	N/A
18-25	N/A	605	725	931	N/A	N/A
18-26	N/A	458	503	659	N/A	N/A
18-27	N/A	656	778	N/A	N/A	N/A
18-28	N/A	671	N/A	N/A	N/A	N/A
18-29	N/A	647	N/A	N/A	N/A	N/A
18-39	N/A	N/A	706	926	N/A	N/A
18-40	N/A	N/A	742	949	1036	N/A
18-43	N/A	N/A	N/A	995	N/A	N/A

Policies that Govern Eligibility, Selection and Admission Including Deconcentration

The WCHA is amending its Housing Choice Voucher Administrative Plan (Admin Plan) and Public Housing Admissions and Continued Occupancy Policy (ACOP) to comply with the Housing Opportunities Through Modernization Act (HOTMA). Such policy changes to the Admin Plan and ACOP are made part of this Annual Plan.

Housing Choice Voucher Program

The WCHA operates the Housing Choice Voucher (HCV) and Project Based Voucher (PBV) Programs. All have separate waiting lists and are governed by the WCHA's Administrative Plan (Admin Plan). We continue to focus on maximizing our leasing within the utilization and budget authority constraints. However, due to limitations in funding, the WCHA will continue to closely monitor its budget authority and issue vouchers accordingly and on a limited basis. HUD's Two-Year Tool along with internal monitoring methods will be used to forecast and revise the HCV leasing plan on a continuous basis.

After a waiting list survey and purge, the HCV waiting lists were reduced from over 4,829 two-years ago to 2,075 as of March 2024. Currently the HCV regular non-preference waiting list is closed and will reopen when we estimate that there is a wait of no longer than 12-18 months. In doing so, we will take into consideration turnover, available funding, and number of applications.

The WCHA is amending its Admin Plan to conform with the requirements of the Housing Opportunities Through Modernization Act (HOTMA) as of the "compliance date", and the National Standards for the Physical Inspection of Real Estate (NSPIRE), effective October 1, 2024.

Annual/Biennial Inspections [24 CFR 983.103(d), FR Notice 6/25/14]

At least once every 24 months during the term of the HAP contract, the PHA must inspect a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this inspection requirement.

If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.

The Housing Choice Voucher Program has revised its Small Area Fair Market Rents (SAFMRs) effective January 1, 2023. Such SAFMRs included the adoption of the HUD-approved 120% waiver which was authorized in 2022 and for 2023. The WCHA intends to analyze and adopt revised SAFMRs effective January 1, 2024.

Currently, the HCV regular, non-preference waiting list is closed and it will re-open when we estimate there is a wait of no longer than 12-18 months. This may occur in FY2024.

Financial Resources

FY Beginning 10/01/2023

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (estimates-FY beginning 10-01-2020)	28,071,116	Public Housing Operations, Capital Improvements and Section 8 Operations
a) Public Housing Operating Fund	8,156,168	
b) Public Housing Capital Fund	4,545,450	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	15,009,487	
f) Resident Opportunity and Self-Sufficiency Grants	0	
Other Federal Grants (list below)		
ROSS Service Coordinator Grant	34,532	Tenant Services-ROSS 2020
Public Housing & Section 8 FSS Coordinator Program Grant	325,479	PH & HCV Tenant Services
2. Prior Year Federal Grants (unobligated funds only) (list below)	4,820,411	
2019 Capital Fund	1,012	Public Housing Capital Improvements
2020 Capital Fund	273,949	
2022 Capital Fund	4,545,450	
3. Public Housing Dwelling Rental Income	4,930,550	Public Housing Operation
4. Other income (list below)		
Public Housing Investments Interest	30,900	Public Housing Capital Improvements/Operation
Section 8 Investments	0	Section 8 Operations
4. Non-federal sources (list below)		
Total Resources	\$37,852,977	All Program Operations

WCHA'S Progress Report

Following is the progress the Housing Authority has made in meeting the goals established in the Five-Year PHA Plan for the period 10-1-2019 to 9-30-2024:

Westmoreland County Housing Authority (WCHA) has identified quantifiable goals and objectives that will enable the Housing Authority to serve the needs of low-income and very low-income, and extremely low-income families for the next five years.

1. The Westmoreland County Housing Authority (WCHA) will attempt to expand the supply of assisted housing by applying for additional Section 8 Housing Choice Vouchers (HCVs) and by awarding additional Project Based Vouchers (PBVs) including Tenant Protection Vouchers (TPVs), using HUD's Housing Opportunity Through Modernization Act of 2016 (HOTMA). Implementation will be based on availability, demand, eligibility to apply and the Authority's statutory limits. WCHA's goal will be to implement the HUD programs identified, if available during the 5-year period, to the benefit of the qualified residents of Westmoreland County that need housing assistance.

WCHA received HUD Approval in 2020 for the conversion of 158 Public Housing Units to Section 8 Housing Choice Vouchers (HCVs) by awarding additional Project Based Vouchers (PBVs) including Tenant Protection Vouchers (TPVs), using HUD's Housing Opportunity Through Modernization Act of 2016 (HOTMA) by awarding additional Project Based Vouchers (PBVs). The Authority received additional Tenant Protection Vouchers (TPV's) for 63 Units in 2020.

In 2023-2024, WCHA continues to further evaluate plans to convert additional affordable public housing units from Public Housing to the Section 8 Housing Choice Vouchers (HCVs) by awarding additional Project Based Vouchers (PBVs) including Tenant Protection Vouchers (TPVs), using HUD's Housing Opportunity Through Modernization Act of 2016 (HOTMA) by awarding additional Project Based Vouchers (PBVs). In addition, the Authority is pursuing the RAD Programs for additional transfers.

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2. WCHA will continue to implement a goal of reducing public housing vacancies and will work to maintain an occupancy rate of 97% or greater at all AMPs.

Westmoreland County Housing Authority established a goal of having 96% of all public housing units occupied. Due to a PHAS change, the goal was increased from 95% to 97% in 2013. Over the last 5 years, the average occupancy rate has been 95%. The occupancy rate fluctuates monthly; the April 2024 percentage is used for PHA Plan purposes and does not reflect annual performance. Units not occupiable (awaiting disposition, demolition or major rehabilitation) and held "off-line" for many years were required to be put "on-line" in 2012.

Counting units not available for occupancy as vacant, negatively impacted the Housing Authority's Occupancy Rate. Filling efficiency and larger three-, four- and five-bedroom units has been a problem throughout the 5-year period. The Agency-wide occupancy rate in April 2024 was 95% for currently, rentable units (excludes two (2) pending

demolition/disposition applications currently with the HUD SAC Office). Occupancy will continue to be tracked throughout the next 5-year period. Reducing the number of units “on-line” due to demolition and disposition has had little effect on occupancy levels.

3. WCHA will place special emphasis on reducing the vacancy rate at selected “non-performing” AMPs by 2%-3% annually.

The Housing Authority tracks AMP performance including AMPs considered “non-performing” on a monthly basis. The objective is to improve vacancy/occupancy ratios. Over the past 5 years, AMPs 2 and 7 are best described as “continually non-performing”. (adjusted vacancy rates over 5%). Although these two AMPs remain non-performing, the Housing Authority has reduced by 60%, the number of non-performing AMPs identified in past years. Small waiting lists, excessive tenant damage to units, decline in area population, competition from other low-income housing providers and lower turnaround times are identified as reasons for the poor performance in AMPs 2 and 7. Efforts to meet the goal of reducing the vacancy rate at non-performing AMPs will continue. Marketing aimed at increasing occupancy has been initiated. This includes creation of sample apartments, “Now Leasing” banners, mini-bus service, radio, newspaper outreach, participation in “Senior Shows”, Health Expos and others.

4. WCHA will increase and maintain average public housing rent collections at or above 93% of total rent charged/due.

WCHA tracks public housing rent collections and reported a 94.47% public housing rental collection rate for the fiscal year 2023, ending September 30th, 2023.

5. WCHA will continue to leverage private and other public funds to create additional housing opportunities by designating up to 20% (approx. 385 units) of its current ACC unit inventory count to project based voucher assistance and additional 10% thru HOTMA, by 2025.

In 2019, WCHA, initiated plans to voluntarily convert its public housing, scattered site developments (158 units) to project based voucher assistance, based upon PIH Notice 2018-04 (HA) (Demolition and/or Disposition of Public Housing property, eligibility for Tenant Protection Vouchers and associated requirements) and PIH 2017-21 (HA) (Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV).

6. Using various federal and/or state financing programs, (principally PHFA) WCHA will explore the expansion of affordable housing into communities not currently served or which are underserved by the Authority. Said communities include but are not limited to: Unity Township, Penn Township, Murrysville, North Huntingdon Township, Sewickley Township, Borough of Sutersville, Borough of West Newton, Ligonier Township, and Washington Township.

In 2024-2025, WCHA is exploring options to bring a new senior affordable housing community to Rostraver Township and Norvelt and United Villages.

As of June 2024, the project is currently 90% designed with final permitting and construction bidding documents to be prepared. The WCHA is actively discussing the financing phase of

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the project with approved USDA Lenders. In addition, the WCHA has engaged some local general contractors to prepare updated construction cost modeling prior to the underwriting phase. The current goal is to close on the USDA loan financing in the 4th quarter of 2024 with construction starting in the 1st quarter of 2025.

In addition to USDA financing, the WCHA has secured a firm commitment of \$1.6 million in Emergency Rental Assistance Program (ERAP) and an estimated \$800,000 in HOME Investment Partnerships Program Funds from Westmoreland County.

7. WCHA completed and occupied Odin View; a 47-unit senior housing (62 or older) complex located on 5 acres within the WCHA – Campus property. The Phase II Development completed in 2020. By December 2020, the Authority expected to have 100% occupancy.

Construction of the development was initiated in July 2019 with initial occupancy occurring in October of 2020. The building was 100% leased up as of January 2021.

8. WCHA will continue to passively market for sale or lease the WCHA – Vacant Office Building and remaining campus property for development. Proceeds from a sale or lease will enable WCHA to expand its developmental reserve account to strategically provide funding assistance for future WCHA - Affordable Housing projects within Westmoreland County.

WCHA has terminated its active Marketing Agreement in place with SVN Realty to market for sale or lease the WCHA – Vacant Office/Warehouse Building and 39 Acres of remaining campus property for development located at 154 South Greengate Road. The authority is only passively listing the property in 2023. Again, proceeds from a sale or lease will enable WCHA to strategically provide funding assistance for future WCHA - Affordable Housing projects within Westmoreland County. As of May 2023, there are no active buyers considering the property for development.

9. In 2018, WCHA acquired the First Commonwealth Bank Building, located at 111 Main Street, Greensburg PA. WCHA’s developmental goal, within the 5-year period, is to develop Floors 2-7 into housing or an associated, permitted use within the City of Greensburg. The development may consist of a joint venture between the Authority and a private developer, to be procured.

In 2024-2025, WCHA will continue to assess the asset and how best to utilize it to further the Authority’s mission of providing affordable housing within Westmoreland County.

10. The WCHA acquired in 2017, 15.77 acres of land within North Huntingdon Township and Irwin Borough. WCHA’s developmental goal, within the 5-year period, is to develop an affordable housing community. The Authority is proceeding as the sole developer of the project.

Construction of the development was initiated in December 2023 with initial occupancy scheduled to occur in July 2024. The building is programmed to be 100% leased up as of December 31, 2024.

11. The WCHA has achieved a “High Performer” rating in the latest Section Eight Management Assessment Program (SEMAP) in FY 2023.

WCHA’s goal is to continue to be a “High Performer” and obtain a SEMAP score of 95 or greater.

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12. WCHA will continue to evaluate and implement management strategies designed to attain the high performer.

WCHA's goal is to obtain a PHAS designation and score of 90 or above.

13. WCHA believes demolition and disposition activities are useful and effective tools to reduce density and overcrowding in our public housing communities, eliminate dangerous and obsolescent conditions, put vacant buildings to a better use and reduce the overall vacancy rate. The Authority will evaluate demolition and disposition activities, when necessary and warranted.

14. In 2024-2025, WCHA intends to complete Highland Manor - Phase II – Demolition Project. The demolition of 36 units of federally assisted public housing at Highland Manor – PA 18-08B, will occur to remove units impacted by years of water infiltration and rot from poorly designed roofs and overhangs.

Upon approval from the HUD Special Applications Center (SAC) Office, the units will be razed. The designated units have physical and structural deficiencies that warrant demolition. The Authority is performing a 2020 feasibility analysis to determine the exact amount of capital required to preserve the remaining affordable housing at Highland Manor. Substantial renovations are required to preserve the remaining units.

15. WCHA will perform and complete a structural and physical needs assessment on remaining units to determine the amount of capital required to rehabilitate the remaining units and to build new units on the existing foundations. The remaining units will preserve affordable housing at Highland Manor for the next 5 years, as a minimum. Substantial renovations are required to preserve the remaining units. WCHA will implement a plan, within the 5-year period, to rehabilitate and modernize the remaining 6 units.

WCHA, Group 14 and RW Sleighter Engineering developed a redevelopment plan for Highland Manor. Said plan will be implemented in 2024-2025 pending receipt of HUD Approval and an approved financing plan.

16. WCHA will implement in 2019-2020, a plan to perform a Physical Needs Assessment (PNA) for all of the units located within the Public Housing Inventory Footprint.

WCHA executed a Professional Consultant Agreement in 2020 to analyze the remaining public housing portfolio. The WCHA – 2023-2024 Goal is to submit and secure a RAD - Portfolio Award application, which will reserve conversion authority for units included within the submission and which will lock in funding levels.

WCHA, if awarded a Portfolio Award, will then develop a phased RAD/CHAP Application schedule for each individual project.

17. WCHA will implement its option to demolish units at any public housing site under the de minimis exception (Maximum of 5 Units within the 5-year period).

Should the need develop; the Housing Authority will use its option to demolish units at any public housing site under the de minimis exception (Maximum of 5 Units within a 5-year period).

18. Upon approval from HUD, the disposal of 1.3 acres and Four Buildings (20 Units) within Kensington Manor – PA 18-04 using as a justification based on **Surrounding Area: 24 CFR 970.17(a)**. Retention of units is not in the best interests of the residents or the PHA because the conditions in the area surrounding the project (e.g., density, industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the project by the PHA. The disposal is within a strategic City of New Kensington – Industrial Revitalization Zone. The buildings and units have experienced low occupancy rates and in 2019, they are all vacant.

The WCHA entered into a negotiated sales agreement with UniFirst Uniform Services – Pittsburgh to transfer the property in question upon demolition of the 4 buildings. The sale of the property will exceed the appraised value of the property and proceeds realized from the sale will be reinvested into Kensington Manor.

19. WCHA is committed to working with existing non-profit organizations and developers that have access to funding not available to WCHA, to further the Authority’s goal of creating affordable housing in underserved communities within Westmoreland County.

In 2020, WCHA entered into an acquisition agreement for 2 acres of land adjacent to St Florian - Catholic Church – Norvelt / United area of Westmoreland County. The land area is proposed to be developed into Church View Senior Residences – Affordable Rental Housing for Seniors.

In 2024 the WCHA secured additional funding to supplement USDA 538 Loan Financing to make the project economically viable.

20. The concept of voluntarily conversion of public housing units to Project Based Voucher (PBV) or Project Based Rental Assistance (PBRA) units, through repositioning, will be reintroduced to public housing residents starting in 2019, starting with the Resident Advisory Board (RAB). During the 5-year Plan period, WCHA’s goal will be the conversion of its public housing inventory, using the HUD – Rental Assistance Demonstration Program (RAD).

The WCHA is pursuing utilization of the “Rental Assistance Demonstration” (RAD) program, which will allow the WCHA to convert its remaining Public Housing Inventory into long-term, project-based Section 8 rental assistance units/developments. Under RAD, the WCHA – Public Housing subsidies will be converted into Housing Assistance Payments and HUD Declarations of Trust will be released. The Section 8 – PBV subsidy / ownership platform will enable the WCHA to mortgage the property and address short- and long-term capital needs. The subsidy platform will in addition allow for the funding of a replacement reserve account.

A fundamental goal of RAD is to demonstrate how the conversion of public housing assistance to long-term PBV assistance can generate access to private and public debt and

equity to address immediate and long-term capital needs. The WCHA has experienced success in utilizing non-HUD funding to renovate affordable housing communities.

The WCHA has executed a Professional Consultant Agreement in 2020 to analyze the remaining public housing portfolio. The WCHA – 2024-2025 goal is to submit and secure a RAD - Portfolio Award which will reserve conversion authority for units included within the submission and which will lock in funding levels.

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If awarded a Portfolio Award, WCHA will then develop a phased RAD/CHAP Application schedule for each individual project.

The following Table identifies the WCHA – Public Housing Sites being considered for conversion under the RAD Program.

DEVELOPMENT ID	DEVELOPMENT AMP	DEVELOPMENT NAME	NUMBER OF UNITS
PA 18-01	18000001	East Ken Manor	125
PA 18-16	18000001	East Ken Annex	4
PA 18-02	18000002	Park Manor	86
PA 18-5	18000003	Eastgate Manor	49
PA 18-6	18000003	Valley Manor	68
PA 18-8A	18000004	Westgate Manor	68
PA 18-7	18000005	Pleasant Manor	47
PA 18-10	18000005	Scottdale Manor	55
PA 18-9	18000006	Arnold Manor	76
PA 18-4	18000007	Kensington Manor (1)	76
PA 18-11	18000008	McMurtry Tower	100
PA 18-12	18000009	Irwin Manor	70
PA 18-27	18000009	New Stanton Manor	60
PA 18-14	18000010	Jeannette Manor	95
PA 18-29	18000010	Trafford Manor	100
PA 18-15	18000011	Parnassus Manor	98
PA 18-28	18000011	Lower Burrell Manor	125
PA 18-13	18000012	Latrobe Manor	79
PA 18-39	18000014	West Hempfield Townhouses	40
TOTAL			1381

Notes:

(1) Unit Count based on Disposition of 20 Vacant Units and 1.3 Acres of Land.

21. In 2019, WCHA has initiated plans to reassess the benefits of voluntarily converting its public housing scattered site developments to project-based voucher assistance, based upon PIH Notice 2018-04 (HA) (Demolition and/or Disposition of Public Housing property,

eligibility for tenant protection vouchers and associated requirements) and PIH 2017–21 (HA) (Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV). The Authority goal is to receive HUD – SAC Approval in 2019 and to transition the scattered units to a more efficient and effective operational and stable Section 8 funding platform.

WCHA, in 2019, initiated plans to voluntarily convert its public housing, scattered site developments (158 units) to project based voucher assistance, based upon PIH Notice 2018-04 (HA) (Demolition and/or Disposition of Public Housing property, eligibility for Tenant Protection Vouchers and associated requirements) and PIH 2017–21 (HA) (Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV).

As of January 1, 2021, all 158 Units have been transitioned into the Section 8 PBV Program.

The WCHA, in 2024-2025, will continue to evaluate plans to voluntarily convert additional public housing scattered site developments (206 units) to project based voucher assistance, based upon PIH Notice 2018-04 (HA) (Demolition and/or Disposition of Public Housing property, eligibility for tenant protection vouchers and associated requirements) and PIH 2017–21 (HA) (Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV).

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In addition, WCHA is further evaluating the use of HUD Notice PIH 2021-07 - RAD Section 18 Blend as an option for the Phase II Disposition of Public Housing.
<https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-07pihn.pdf>

The following sites are under consideration for submission to HUD – Special Application Center (SAC) under a Section 18 Disposition and Conversion to PBV:

DEVELOPMENT ID	DEVELOPMENT AMP	DEVELOPMENT NAME	NUMBER OF UNITS
PA 18-43	18000014	Penn Manor	16
PA 18-40	18000013	Derry Townhouses	50
PA 18-25	18000015	New Florence Manor	40
PA 18-26	18000015	St. Clair Manor	60
PA-18-39	18000014	West Hempfield Townhouses	40
TOTAL			206

In 2024-2025, WCHA continues to also evaluate the conversion of these 206 units under the Rental Demonstration Program (RAD) as well.

22. Section 504 of the Rehabilitation Act of 1973 as amended, requires at least 5% of all public housing units, within each development, are accessible to persons with mobility impairments. To meet this requirement, WCHA has committed at least 25% of its annual Capital Fund allocation to modify existing units and common areas to meet 504 requirements. A HUD September 2018 Section 504 Transition and Implementation Plan approval commits WCHA to complete all accessibility improvements by April 2020.

During 2023-2024 "East Ken Manor" was renovated for Phase II consists of 4 units and site walkway curb ramps and is completed. The completion of East Ken Manor brings to a close the implementation of the Section 504 Conversion program.

23. WCHA will continue its commitment to increase the number of employed residents. The Authority promotes self-sufficiency through the Family Self-Sufficiency (FSS) Program and other resident programs such as the Resident Opportunities and Self-Sufficiency Program (ROSS). The FSS Coordinator develops training and employment goals with Section 8 and Public Housing tenants and provides job search assistance or connects tenants with agencies that provide job search activities. The Authority plans to increase the number of employed tenants (annually assist 15 families obtain employment and help 30 families maintain/retain employment for at least 1 year) by continuing to offer FSS and other resident programs.

The Housing Authority continues to support the commitment to increase the number of employed, public housing and Section 8 residents. From January 1, 2023 to December 31, 2023, through the efforts of the Family Self-Sufficiency Program (FSS), 42 new resident employments have taken place. In addition, on average, an additional 55 persons (annually) have retained employment for a period of over one year.

24. WCHA is committed to maintaining compliance with the requirements of the Violence Against Women Act (VAWA) of 2005. To meet these requirements, the Authority has and will continue to adopt policies and explore activities to guarantee resident victims of domestic violence, dating violence, sexual assault or stalking: (1) will continue to have access to the housing opportunities available through the Housing Authority, (2) have a living environment that protects the safety of victims of these crimes. In addition, the Authority will continue to serve as a resource for victims in need of emergency housing and permanent, Section 8 housing due to actual or threatened abuse.

The goals established by the Housing Authority to further fair housing and equal housing opportunity continue to be met. The policies and initiatives established to manage issues and situations related to the Violence Against Women Act (VAWA) and other accessible housing concerns continue to take a prominent role in operations. Policy documents have been written to assure equal access to assisted housing regardless of sexual orientation or sexual identity. Victims of sexual assault are now covered under VAWA.

25. WCHA and its Family Self Sufficiency (FSS) Program are committed to offering homeownership opportunities to public housing and Section 8 tenants who are interested and

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financially capable. The Authority will continue to explore homeownership options available through RAD, PHFA and other funding entities. The Housing Authority is planning to provide Housing Choice Voucher homeownership assistance for 4 to 5 families over the 5-year period.

Providing homeownership opportunities to assisted families has been successful over the 5-Year PHA Plan period (2019-2024). Getting tenants in a position for homeownership opportunities has been challenging, down-payment and closing cost requirements and general economic conditions continue to hamper resident commitment to homeownership.

Since inception of the Homeownership Program, 78 Public Housing and/or Section 8 FSS residents have become homeowners. In 2023, there were 3 new homeowners.

WCHA's 5 Year Plan

Mixed Finance Modernization or Development

- Although the Housing Authority has never received a HOPE VI Revitalization grant, if eligible and funding is available, the Housing Authority will consider applying for a HOPE VI Revitalization (or Demolition) grant in the upcoming fiscal year. Various developments are under consideration for total or partial revitalization including those in the City of New Kensington and the City of Monessen.
- In addition to HOPE VI, the Housing Authority will actively pursue any/all grant assistance dealing with mixed financing modernization that might become available during the Plan year. No specific dates have been established concerning the submission of Hope VI proposals. Only at the time of a NOFO release can the eligibility of the Authority and applicability of the funding as it relates to needs in Westmoreland County be determined. Mixed Finance, Modernization or Development applications will likewise be submitted if/when a HUD funding source is identified. No timetable has been established.
- The WCHA continues to passively market for sale or lease the WCHA – Vacant Office/Warehouse Building and 39 Acres of remaining campus property for development located at 154 South Greengate Road. Proceeds from a sale or lease will enable WCHA to strategically provide funding assistance for future WCHA - Affordable Housing projects within Westmoreland County.
- The WCHA continues to work with USDA Rural Development and approved USDA Financial Lenders on the modernization/rehabilitation of rural housing owned within Westmoreland County. In addition, the Authority will work to use USDA funding to acquire rural public or privately owned developments as opportunities/financing become available.
- Mixed-Finance public housing allows for the mix of public, private and non-profit funds to develop, modernize, rehabilitate and operate affordable housing developments. New developments, built for families with a wide range of incomes, may be made-up of a variety of housing types including market rate rental, homeownership, private, subsidized, and public housing. Existing or former public housing developments located within in the City of New Kensington (East Ken Manor – Annex & Kensington Manor) and City of Monessen (Park and Highland Manor) continued to be evaluated as possible sites for public housing mixed financing improvements and redevelopment. Participation in any mixed financing activity is contingent on the availability of funding and favorable financing. The Authority may look to possibly enter into development agreements with private developers to assist with rehabilitation and development of mixed finance developments.
- The Housing Authority will continue to work with private and public organizations, developers and property owners to explore additional acquisitions of housing sites or vacant land for development of affordable housing within Westmoreland County. Opportunities to expand the supply of lower income family and/or senior housing in communities, not currently served or underserved, will be pursued.

- The WCHA acquired in 2017, 15.77 acres of land within North Huntingdon Township and Irwin Borough. The acquisition permitted the conceptual development of 50 Senior (62+) Affordable Housing Units. **Grand View Senior Residences** was submitted to the Pennsylvania Housing Finance Agency for (9%) Low Income Housing Tax Credit (LIHTC) consideration in 2021. The project received LIHTC's and financing was secured from a Limited Partnership in 2021-2022. The project has received Municipal Land Development approvals as of May 2022. Finance closing occurred with PHFA in December 2022 and construction started immediately thereafter with a construction schedule to be completed in July 2024. Occupancy is scheduled to start July 2024 and be finished no later than December 2024. Eight Units will be subsidized with Project Based Vouchers and maintain a veteran's preference for those individuals who are 62+.
- In 2020, the WCHA entered into a Property Acquisition Agreement for 2 acres of land adjacent to St Florian - Catholic Church – Norvelt / United area of Westmoreland County. The land being acquired is owned by the Catholic Diocese of Greensburg. The land area is proposed to be developed into **Church View Senior Residences**, an affordable senior housing development, consisting of approximately 20-24 senior apartments configured in one-story multi-unit buildings. As of June 2024, the project is currently 90% designed with final permitting and construction bidding documents to be prepared. The WCHA is actively discussing the financing phase of the project with approved USDA Lenders. In addition, the WCHA has engaged some local general contractors to prepare updated construction cost modeling prior to the underwriting phase. The current goal is to close on the USDA loan financing in the 4th quarter of 2024 with construction starting in the 1st quarter of 2025.

In addition to USDA financing, the WCHA has secured a firm commitment of \$1.6 million in Emergency Rental Assistance Program (ERAP) and an estimated \$800,000 in HOME Investment Partnerships Program Funds from Westmoreland County.

- The WCHA continues to work on the acquisition of approximately 5-7 acres of land in Rostraver Township, Westmoreland County for **Rostraver Senior Residences** a proposed Mixed Financed -LIHTC (9%) housing development for 50 Senior (62+) Affordable Housing Units. The WCHA plans to conduct a due diligence acquisition phase in 2024 with the development and submission of a LIHTC Application to PHFA for Consideration in 4th quarter of 2024.
- The WCHA will continue in 2024-2025, to evaluate the purchase of additional housing units or land area to further develop affordable housing opportunities within Westmoreland County, specifically communities underserved from an affordable housing perspective.
- In 2024-2025, the WCHA will continue to maintain an interest in purchasing 11 affordable townhouse units (Apelatt Housing) in Sewickley Township.
- With the unavailability of direct federal funding for low-income/affordable housing development, the Housing Authority will pursue LIHTC's, USDA, HUD-Multi Family and private financing options to meet the housing needs in underserved areas of the County. Developments will be modeled after South Greengate Commons, Odin View and Grand View Senior Residences.

- As opportunities are presented, the Housing Authority intends to pursue the purchase of additional property to alleviate current parking problems, serve as buffer areas between existing developments and adjacent neighborhoods and meet other objectives as they develop. Where appropriate, relevant, HUD developmental regulations will be followed.
- In 2022, WCHA acquired **333 Walnut Avenue** within the City of Greensburg to serve as a buffer for WNPHC – Walnut Avenue Apartments. The acquisition allowed for the continued use of a parking lot for Walnut Avenue Apartments and provides the WCHA with the opportunity to develop the residential structure into an affordable housing single family residence. Also, the WCHA is considering offering the completed residence under the WCHA – Family Self Sufficiency Program.
- In 2022, WCHA acquired **Parnassus Apartments**, 4 – affordable housing units consisting of 431 and 437 Freeport Street, within the City of New Kensington. The acquisition preserves the affordable housing units and provides the WCHA an opportunity to refinance them using a HUD 223f financing program for current and future capital needs.
- The **First Commonwealth Bank Building**, located at 111 Main Street, Greensburg PA. The strategic building acquisition continues to provide the WCHA and a Non-Profit Affiliate to develop Floors 2-7 within the building into a permitted use within the City of Greensburg. The WCHA is evaluating the development of the building into a potential mixed-use development through a development partnership, yet to be formed in 2024-2025. The development or outright sale of the building will provide continued nonfederal financial resources for the development of affordable housing in the County.
- In 2024, the WCHA signed an option agreement to purchase 1 acre of land within the City of Jeannette, within walking distance to **Jeannette Manor – High Rise Building**. The strategic acquisition will be developed into a supplemental parking lot for the high rise which has limited parking. In addition a pavilion facility and green space is being considered to expand outdoor amenities to the tenants of Jeannette Manor.
- In 2024-2025, the WCHA will continue to develop refinancing proposals for affordable housing communities using HUD, USDA, PHFA and other related financing programs to reposition expired LIHTC sites, non-profit communities and disposed public housing sites within the County. Refinancing programs will provide equity to perform various renovations to the affordable housing communities while creating financial reserves for the developments for future improvements.
- The WCHA in 2024 has programmed the refinancing of its scattered housing sites consisting of CTSS LLC and NTSS LLC using a HUD 223f loan.
- The WCHA in 2024-2025 has programmed the redevelopment of East Ken Annex using a HUD Loan product and the Housing Opportunity Through Modernization Act of 2016 as updated on May 7, 2024 to increase Project Based Vouchers utilization at the currently vacant site.

Housing Opportunity Through Modernization Act of 2016 as updated on May 7, 2024

- The WCHA intends to continue the implementation of the provisions of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) as updated on May 7, 2024 . 24CFR Parts 5, 8, 42, 50, 91, 92, 93, 247, 290, 882, 888, 891, 903, 908, 943, 945, 960, 972, 982, 983, 985, and 1000.
- The WCHA intends to increase Project Based Vouchers utilization within the WCHA portfolio of existing and future non-public housing within Westmoreland County.

Demolition and/or Disposition

- In 2024 – 2025 the WCHA will move to develop a plan which may use **HUD Notice PIH 2021-07 RAD Section 18 Blend** to demolish and redevelop **Park Manor** into an affordable family townhouse housing community. The project will be a mixed financed development
- The WCHA, in 2024-2025, plans to finalize approvals with HUD to complete the demolition of obsolete and deteriorated (36 units) of Federally assisted Public Housing at Highland Manor – PA 18-08. Upon approval from the HUD Special Applications Center (SAC) Office, the units will be razed. The designated units have physical and structural deficiencies that warrant demolition. The Authority completed a feasibility analysis to determine the exact amount of capital required to preserve the remaining affordable housing at Highland Manor. Substantial renovations are required to preserve the remaining units. The Authority is considering an option to rebuild (8-18) single story units located on the existing foundations. The 4-6 remaining units located in Building 0008 will be modernized and renovated.

Based on input from the HUD – Special Application Center (SAC) the WCHA will explore the use of **HUD Notice PIH 2021-07 on RAD Section 18 Blend** to demolish and rebuild the units at Highland Manor.

- Should the need develop; the Housing Authority will use its option to demolish units at any public housing site under the de minimis exception (Maximum of 5 Units within a 5-year period).
- The WCHA, in 2024-2025, plans to finalize an approval with HUD to complete the Demolition & Disposition of 1.3 acres and Four Buildings (20 Units) within Kensington Manor (Willow Court) – PA 18-04 using as a justification based on ***Surrounding Area: 24 CFR 970.17(a). Retention of units is not in the best interests of the residents or the PHA because the conditions in the area surrounding the project (e.g., density, industrial or commercial development) adversely affect the health or safety of the residents or the feasible operation of the project by the PHA.*** The disposal is within a strategic City of New Kensington – Industrial Revitalization Zone. The buildings and units have experienced low occupancy rates and are all vacant since 2019.
- The WCHA entered into a negotiated option agreement with UniFirst Uniform Services – Pittsburgh to transfer the property in question upon demolition of the 4 buildings. The

sale of the property will exceed the appraised value of the property and proceeds realized from the sale will be reinvested into Kensington Manor.

- The buildings/units are located within a remote section of the overall development and have a historically high rate of crime incidents and vacancies within Kensington Manor. The buildings are currently 100% vacant and disposition is supported by 24CFR 970.17 (c) (a. Unit Obsolescence).

Section 18 Disposition and Conversion of Public Housing to Tenant-Based Assistance – PHASE II

The Housing Authority continues to evaluate a plan to improve and preserve affordable housing opportunities by converting family public housing developments into affordable housing units using project-based voucher subsidy assistance.

- The WCHA, in 2020, implemented plans to voluntarily convert its public housing scattered site developments to project based voucher assistance, based upon PIH Notice 2018-04 (HA) (Demolition and/or Disposition of Public Housing property, eligibility for tenant protection vouchers and associated requirements) and PIH 2017–21 (HA) (Housing Opportunity Through Modernization Act of 2016 (HOTMA) — Housing Choice Voucher (HCV) and Project-Based Voucher (PBV).

In addition, WCHA is further evaluating the use of HUD Notice PIH 2021-07 - RAD Section 18 Blend as an option for the Phase II Disposition of Public Housing. <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-07pihn.pdf>.

- The following sites are under consideration for submission to HUD – Special Application Center (SAC) under a Section 18 Disposition and Conversion to PBV:

DEVELOPMENT ID	DEVELOPMENT AMP	DEVELOPMENT NAME	NUMBER OF UNITS
PA 18-43	18000014	Penn Manor	16
PA 18-40	18000013	Derry Townhouses	50
PA 18-25	18000015	New Florence Manor	40
PA 18-26	18000015	St. Clair Manor	60
PA-18-39	18000014	West Hempfield Townhouses	40
TOTAL			206

Note:

In 2024-2025, WCHA will continue to evaluate the conversion of Public Housing Communities under the following HUD program.

Rental Assistance Demonstration Program - (RAD)

The WCHA is pursuing utilization of the “Rental Assistance Demonstration” (RAD) Program, which will allow the WCHA to convert its remaining Public Housing Inventory into long-term, Project-Based, Section 8 Rental Assistance units/developments. Under RAD, the WCHA – Public Housing subsidies will be converted into Housing Assistance Payments and HUD Declarations of Trust will be released. The Section 8 – PBV subsidy/ownership platform will enable WCHA to mortgage the property and address short-and long-term capital needs. The subsidy platform will in addition, allow for the funding of a replacement reserve account. A fundamental goal of RAD is to demonstrate how the conversion of public housing assistance to long-term PBV assistance can generate access to private and public debt and equity to address immediate and long-term capital needs. The WCHA has experienced success in utilizing non-HUD funding to renovate affordable housing communities.

In 2020, WCHA executed a Professional Consultant Agreement to analyze the remaining public housing portfolio. The WCHA – 2024-2025 Goal is to continue evaluating submit and secure a RAD - Portfolio Award, which will reserve conversion authority for units included within the submission and which will lock in funding levels.

The WCHA, if awarded a Portfolio Award, will then develop a phased RAD/CHAP Application schedule for each individual project.

The following Table identifies the WCHA – Public Housing Sites being considered for conversion under the RAD Program.

DEVELOPMENT ID	DEVELOPMENT AMP	DEVELOPMENT NAME	NUMBER OF UNITS
PA 18-01	18000001	East Ken Manor	125
PA 18-16	18000001	East Ken Annex	4
PA 18-02	18000002	Park Manor	86
PA 18-5	18000003	Eastgate Manor	49
PA 18-6	18000003	Valley Manor	68
PA 18-8A	18000004	Westgate Manor	68
PA 18-7	18000005	Pleasant Manor	47
PA 18-10	18000005	Scottdale Manor	55
PA 18-9	18000006	Arnold Manor	76

PA 18-4	18000007	Kensington Manor (1)	76
PA 18-11	18000008	McMurtry Tower	100
PA 18-12	18000009	Irwin Manor	70
PA 18-27	18000009	New Stanton Manor	60
PA 18-14	18000010	Jeannette Manor	95
PA 18-29	18000010	Trafford Manor	100
PA 18-15	18000011	Parnassus Manor	98
PA 18-28	18000011	Lower Burrell Manor	125
PA 18-13	18000012	Latrobe Manor	79
TOTAL			1381

Notes:

(2) Unit Count based on Disposition of 20 Vacant Units and 1.3 Acres of Land. Project-Based Vouchers

The Westmoreland County Housing Authority has implemented the Section 8 Project-Based Voucher Program and as of April 2019, funding is provided to 3 developments; a 70 unit development, the **Villages of Easton**, located in the Borough of Irwin, a 45 unit elderly (62 and over) development, **South Greengate Commons**, situated in Hempfield Township – Westmoreland County, with 42 of the units at South Greengate Commons subsidized with project-based vouchers. In 2019, WCHA awarded 47 Project-Based Vouchers to a proposed 47unit, elderly (62 and over) development, **Odin View**, situated in Hempfield Township – Westmoreland County. During the period of 2024-2026, WCHA will award 8-50 Project-Based Vouchers to a proposed 50 unit, elderly (62 and over) development, **Grand View Senior Residences**, situated in Irwin Borough – Westmoreland County. There are approximately 160 PHA-owned units located in Greensburg, Mt. Pleasant, Export, Monessen and Irwin.

The Project-Based Voucher Program is viewed by the Housing Authority as a method to meet the housing needs of those persons currently on the Section 8 Waiting List as well as those low-income families not served by the Housing Choice Voucher (HVC) Section 8 Program.

The Housing Authority has developed a written set of policies and procedures applicable to the administration of the Project-Based Voucher Program. These appear as Chapter 17 of the Section 8 Administrative Plan. The policies and procedures deal with the general requirements of the program, criteria that owners must provide, overall dwelling unit requirements, how new and rehabilitated units are handled as part of the program, HAP contract, selection of tenants, rules concerning occupancy and how rents to owners are calculated. The Project-Based Voucher Program policy has been modeled after the federal requirements appearing at 24 CFR Part 983. These policy and procedures, as well as applicable deconcentration requirements (used in the site selection process), will be followed in implementing all phases of any project-based voucher activity.

A 5-year goal of the Housing Authority is to expand the Project-Based Voucher Program and use up to 20% of its Section 8 base number of units for project-based assistance. WCHA will utilize the additional 10% allowed under HOTMA to increase the Authority's threshold up to 30% total. Contingent upon complying with 24CFR Part 983 and in accordance with WCHA's written unit selection policy, the Authority is prepared to commit PBVs to WCHA owned units in accordance with all applicable regulations, following a public advertisement and selection process. WCHA remains significantly under the 20% project-based threshold, as well as the total 30% limit as defined in HOTMA (10%).

In addition, project-based consideration will be given to any WCHA property, to provide housing assistance to underserved areas of Westmoreland County.

Opportunities for Renewable Energy Investment

The WCHA intends to utilize all reasonable funding resources to implement the inclusion of renewable energy resources into all WCHA Public Housing and Affiliate Non-Profit Housing Communities using but not limited to some of the following programs:

- **Inflation Reduction Act (IRA)**
- **Bipartisan Infrastructure Law (BIL)**

In addition, the WCHA will continue to explore and where feasible implement opportunities to using the following programs

- **Energy Performance Contracting (EPC)**
- **Rate Reduction Incentive (RRI)**
- **Small Rural Frozen Rolling Base (SRFRB)**
- **Utility Partnership Program (UPP)**

Units with Approved Vacancies for Modernization

As Public Housing communities experience vacancies that exceed normal wear and standard occupancy preparation, said vacancies are classified for modernization. Identified units are taken off-line in the PIC system for the duration of the modernization - renovation construction time frame.

Other Capital Fund Grant Programs

The Westmoreland County Housing Authority has applied for, and will continue to apply for, other Capital Grant Programs.

In 2023, WCHA secured a Housing-Related Hazard Elimination Grant in the amount of \$404,490.00. The Grant funding is allocated for the following safety improvements within housing units: Firestop Range Hood Fire Suppression Cannisters and new Range Hoods where hoods don't exist. The supplemental grant is currently being developed for implementation in 2024.

Capital Funds will continue to be allocated with HUD Approval for the support of local police departments that patrol WCHA's public housing communities. These funds will support above

baseline police coverage and purchase of supplemental equipment, as needed by the police department, to best serve our public housing residents and surrounding community.

Community Communications Leasing Opportunities

The WCHA will for the benefit of the portfolio of public housing and affordable housing communities look to partner with communication companies to lease roof top and real estate for the installation of communications equipment that improves coverage within said communities for broadband internet access and cellular communications.

The WCHA in 2024 -2025 is currently working to bring improved communications accessibility to the Scottsdale Community which serves Scottsdale Manor.

