

PHA Plans

Annual Plan 2025

Fiscal Year beginning October 1, 2025, thru September 30, 2026

5-Year Plan for Years 2024 – 2029

Fiscal Year Beginning October 1, 2025 thru September 30, 2029

**Westmoreland County Housing Authority
Greensburg, Pennsylvania**

Michael L. Washowich
Executive Director



Dear Resident Advisory Board Member,

Last year, HUD created a Portal for Housing Authorities to submit their Annual Plan and 5 Year Plan. Housing Authorities only have to submit revisions, updates and new activities to their previous Annual Plan and 5 Year Plan

In 2025, WCHA updated the following Plan Elements:

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

These updates are listed for you, the RAB Member, to review.

Carrie Lucotch

Carrie Lucotch
Mod/Rehabilitation Coordinator

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

After a waiting list purge, the HCV waiting lists were reduced from over 4,829 three-years ago to 3,168 as of April 2025. 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.

Voucher Program

Voucher Program (all lists)

Waiting List Demographics

April 30, 2025

	<u>TOTAL</u>	<u>%</u>	<u>Combined %</u>
HCV	3168		
ELI	2786	87.9%	
VLI	337	10.6%	
LI	37	1.2%	
Ovr income	8	0.3%	100.0%
Non-Eld	2019	63.7%	
Eld	572	18.1%	
Dis	577	18.2%	100.0%
White	2012	63.5%	
Black	848	26.8%	
Other	308	9.7%	100.0%
Hispanic	122	3.9%	
Non-Hisp	3046	96.1%	100.0%

Voucher Program (all lists)

Waiting List Demographics

March 31, 2024

	<u>TOTAL</u>	<u>%</u>	<u>Combined %</u>
HCV	4152		
ELI	1702	82.0%	
VLI	302	14.6%	
LI	58	2.8%	
Ovr income	13	0.6%	100.0%
Non-Eld	1347	64.9%	
Eld	244	11.8%	
Dis	484	23.3%	100.0%
White	1352	65.2%	
Black	537	25.9%	
Other	186	9.0%	100.0%
Hispanic	58	2.8%	
Non-Hisp	2017	97.2%	100.0%

Public Housing Waiting List

Housing Needs of Families on the Public Housing Waiting List			
February 2025			
	# of Families (2025)	% of total families	
		2023	2024
Waiting list total	5956	100%	
Extremely low income <=30% AMI	4901	82.2%	82.3%
Very low income (>30% but <=50% AMI)	919	15.3%	15.4%
Low income (>50% but <80% AMI)	114	2.2%	2.0%
Families with children (non-elderly)	1944	33%	33%
Elderly families (62 or older)	1259	21.4%	21.1%
Families with Disabilities	1618	27.8%	27.2%
Race/ethnicity (White)	4040	67.2%	67.8%
Race/ethnicity (Black)	1163	19.5%	19.5%
Race/ethnicity (Hispanic)	195	3.5%	3.3%
Race/ethnicity (American Indian)	26	.05%	.04%
Race/ethnicity (Asian)	4	.02%	.07%
Race/ethnicity (Mixed Race)	261	4.7%	4.4%

Characteristics by Bedroom Size (Public Housing Only)			
Efficiency	399	8.7%	6.7%
1BR	3325	63.2%	55.8%
2 BR	1322	25.3%	22.2%
3 BR	821	15.5%	13.8%
4 BR	74	2%	2%
5 BR	11	.35%	.30%

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.

WCHA Public Housing Flat Rents

The flat rents, effective January 1, 2025, are as follows:

	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
18-1	N/A	744	896	1144	1232	1417
18-2	N/A	720	864	1104	1184	N/A
18-4	N/A	744	896	1144	N/A	N/A
18-5	672	720	N/A	N/A	N/A	N/A
18-6	672	720	864	N/A	N/A	N/A
18-7	640	680	816	1040	1120	N/A
18-8A	672	720	N/A	N/A	N/A	N/A
18-8B	N/A	N/A	864	1104	1184	N/A
18-9	696	744	N/A	N/A	N/A	N/A
18-10	568	608	N/A	N/A	N/A	N/A
18-11	584	632	N/A	N/A	N/A	N/A
18-12	744	792	N/A	N/A	N/A	N/A
18-13	712	760	N/A	N/A	N/A	N/A
18-14	720	776	N/A	N/A	N/A	N/A
18-15	6496	744	N/A	N/A	N/A	N/A
18-16	N/A	744	N/A	N/A	N/A	N/A
18-25	N/A	639	748	984	N/A	N/A
18-26	N/A	470	497	684	N/A	N/A
18-27	N/A	747	889	N/A	N/A	N/A
18-28	N/A	728	N/A	N/A	N/A	N/A

	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
18-29	N/A	702	N/A	N/A	N/A	N/A
18-39	N/A	N/A	809	1062	N/A	N/A
18-40	N/A	N/A	830	1067	1154	N/A
18-43	N/A	N/A	N/A	1101	N/A	N/A

2. Policies that Govern Eligibility, Selection and Admission Including Deconcentration

The WCHA continues to amend 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 three years ago to 3,168 as of April 2025. 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).

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/INSPIRE. 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 Payment Standards effective January 1, 2025, by zip code based upon the HUD-issued Small Area Fair Market Rents (SAFMRs). The Payment Standards were established and adopted between 90% to 110% off the SAFMRs. The WCHA will carefully analyze and adopt updated Payment Standards effective for January 1, 2026.

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.

3. WCHA Financial Resources

FY Beginning 10/01/2024

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (estimates-FY beginning 10-01-2024)		Public Housing Operations, Capital Improvements and Section 8 Operations
	27,190,068	
a) Public Housing Operating Fund	7,177,226	
b) Public Housing Capital Fund	4,672,409	
c) Annual Contributions for Section 8 Tenant-Based Assistance	14,813,192	
Other Federal Grants (list below)		
ROSS Service Coordinator Grant	160,529	Tenant Services-ROSS 2024
Public Housing & Section 8 FSS Coordinator Program Grant	366,712	PH & HCV Tenant Services ROSS-FSS
2. Prior Year Federal Grants (unobligated funds only) (list below)	4,984,145	
2022 Capital Fund	13,825	Public Housing Capital Improvements CFP
2023 Capital Fund	52,886	
2024 Capital Fund	4,672,409	
2024 S & S Grant	245,025	
3. Public Housing Dwelling Rental Income	5,270,580	Public Housing Operation CDRI
4. Other income (list below)		
Public Housing Investments Interest	40,600	Public Housing Capital Improvements
Section 8 Investments	0	Section 8 Operations
4. Non-federal sources (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total Resources	\$37,485,393	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 **10-1-2024 to 9-30-2029**:

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

In 2025 the WCHA initiated a Modernization Program of vacant units when improvements are identified above normal preparation for occupancy. Initially six (6) units are under modernization within East Ken Manor. When East Ken Manor is completed, the contractor will be shifted to Kensington Manor.

2. 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.
3. WCHA will continue to passively market for sale or lease the WCHA – Vacant Warehouse 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 2025-2026. Again, proceeds from a

sale or lease will enable WCHA to strategically provide funding assistance for future WCHA - Affordable Housing projects within Westmoreland County.

Westmoreland County – Department of Human Services – Proposed Welcome Center

As of June 2025, the WCHA is actively working with the Westmoreland County – Department of Human Services on a master lease agreement for approximately 26,000 square feet of building space for a Department of Human Services – Welcome Center with a full complement of Supportive Services. The option to occupy the entire building is being entertained as well. The WCHA is working on a 20-year Master Lease Agreement which will offset the renovations costs and provide the WCHA with resources to pursue additional affordable housing initiatives.

4. The WCHA continues to work with various agencies: Pennsylvania Housing Finance Agency (PHFA), Pennsylvania Department of Community and Economic Development (PA-DCED) and United States Department of Agriculture Rural Development and approved USDA and HUD MAP Financial Lenders on the modernization/rehabilitation of rural and non-rural housing owned within Westmoreland County. In addition, the Authority will work to use all available funding to acquire rural and non-rural public or privately owned developments as opportunities/financing become available.
5. 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 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 enter into development agreements with private developers to assist with rehabilitation and development of mixed finance developments.
6. 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.
7. 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 – Phase 1** 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. Initial occupancy occurred July 2024

and was completed by December 31, 2024. Eight (8) units are subsidized with Project Based Vouchers and maintain a veteran's preference for those individuals who are 62+.

8. **Grand View Senior Residences – Phase 2:** WCHA, with the completion of Grand View Senior Residences Phase 1 and with the number of applicants remaining on the waiting list, has decided to pursue alternative funding resources to initiate development of Phase 2 – consisting of four duplex, patio style homes (8 single story units) on the remaining acreage located in Irwin Borough.

As of June 2025, WCHA is actively pursuing a direct allocation of Pennsylvania Department of Economic Development (PA-DCED) HOME Funding. The direct allocation of HOME Funding will be applied for by Westmoreland County and Homes Build Hope (Community Housing Development Organization – CHDO). The WCHA will enter into a development agreement with the CHDO and will be the owner and manager of Phase 2 Development. HA continues to work on this development deal as of June 2025.

9. In 2020, the WCHA entered into a Property Acquisition Agreement for two 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 twenty senior apartments configured in one-story multi-unit buildings.

As of June 2025, the project is currently 100% designed with final permitting underway. Construction bidding has been completed through a Request for Proposals for a Development Partner. Moret Construction was selected as the contractor / development partner. The WCHA is actively developing the final financing components. WCHA has secured \$2.3 million in construction funding from the Westmoreland County HOME Program and from Union Mission. A PHARE (RTT/Marcellus Shale) Application is pending at the Pennsylvania Housing Finance Agency (PHFA) for \$1.0 million. PHFA is to act on the application on June 11, 2025. In addition, the WCHA has committed to providing gap financing and WCHA will also submit a Federal Home Loan Bank Application in 2025 for additional funding resources. With PHFA set to act on the PHARE Application, the current goal is to close on the financing in June 2025 with construction starting in July 2025. The WCHA closed on the acquisition of the 2.0 acres from the Catholic Diocese of Greensburg in May 2025.

10. The WCHA in 2024 acquired approximately 6 acres of land in Rostraver Township, Westmoreland County for **Willowbrook Commons** a proposed Mixed Financed -LIHTC (9%) housing development for 50 Senior (62+) Affordable Housing Units.

As of June 2025, the project is currently designed sufficiently (20%) for submission to the Pennsylvania Housing Finance Agency (PHFA) for Low Income Housing Tax Credit (LIHTC) Application consideration. WCHA submitted the project to PHFA in February 2025 for LIHTC consideration and award. PHFA has not officially released a schedule for LIHTC Award Notices as of June 2025. WCHA developed a financing plan for the project with \$19.2 million overall project development cost. Funding secured consists of the Westmoreland County HOME Program - \$1.3 million, LIHTC Equity Investor \$ 15.7 million, PHFA Loan \$1.9 Million and WCHA Loan at \$300k. In addition, WCHA will

also submit a Federal Home Loan Bank Application in 2025 for additional funding resources. It is tentatively estimated that PHFA will release LIHTC Awards between July – October 2025. If successful in securing a LIHTC Award, WCHA will move to have final design and permitting in place for 2026 with construction starting in 2026 and substantial completion in 2027. Lease-up will occur in 2027 and into early 2028.

11. WCHA proposed 2025-2026 to initiate the development and implementation of a new Energy Performance Contract – Self Implementation. The current WCHA – EPC Phase I, II, III and IIIb debt service will be paid off in 2027 and the WCHA is planning to implement new energy saving measures within the Public Housing Communities, including renewable energy resources (i.e., solar array, solar voltaic arrays, geothermal)
12. The WCHA will continue in 2025-2026, 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.
13. In 2025-2026, the WCHA will continue to maintain an interest in purchasing eleven affordable townhouse units (Apelatt Housing) in Sewickley Township.
14. 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.
15. 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, Grand View Senior Residences, and Willowbrook Commons.
16. In 2022, WCHA acquired **333 Walnut Avenue** within the City of Greensburg to serve as a buffer for WNPFC – 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.

WCHA – in 2024 completed renovation plans for the structure. In 2025-2026 WCHA plans to secure financing to rehabilitate the structure for affordable rental housing within the City of Greensburg.

17. 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.

WCHA combined Parnassus Apartments into NTSS.LLC and included the units within a HUD Refinancing which occurred in 2024.

18. 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 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 2024-2025, WCHA developed a Request for Qualifications and Development Proposals for the First Commonwealth Bank Building as well as the adjoining PNC Bank Building. In 2024, WCHA entered an option to purchase agreement for the PNC Bank Building to include the vacant structure into a master development plan for both structures. In May 2025, a development proposal was received and the WCHA selected Tipping Point, development consultant, who provided qualifications to further pursue private and public funding for a housing use development project. As of June 2025, Tipping Point is actively engaged in developing a conceptual project in collaboration with Shady Side Academy which will be further developed into a project that can be marketed to private and public investors.

19. In 2025-2026, 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.
20. In 2024-2025, WCHA completed the HUD refinancing of its scattered housing sites consisting of CTSS LLC and NTSS LLC using a HUD 223f loan.
21. The WCHA, in 2025-2026, continues to evaluate and redevelop East Ken Annex using a HUD Loan product or in conjunction with Union Mission as a Continuance of Care (COC) development. Project Based Voucher utilization will be implemented at the vacant site.

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

22. The Westmoreland County Housing Authority (WCHA) will continue efforts to expand the supply of assisted housing by applying for additional Section 8 Housing Choice Vouchers (HCVs) if available and by awarding additional Project Based Vouchers (PBVs) including Tenant Protection Vouchers (TPVs), using HUD's Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended. Implementation will be based on financial subsidy availability, demand, and eligibility to apply 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. 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 and applicable PIH Notices.

In 2024-2025 the WCHA secured HUD insured financing to preserve, modernize, and address deferred maintenance associated with the 158 Section 8 – Project Based Voucher Units.

In 2024-2025, WCHA continues to further evaluate plans to convert additional affordable public housing units from Public Housing to the Section 8 Project Based Vouchers (PBVs) Program 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 RAD Programs for additional transfers.

Demolition and/or Disposition

23. In 2025-2026, the WCHA is continuing to develop a plan which may use **HUD Notice PIH 2021-07 RAD Section 18 Blend** to demolish and redevelop **Park Manor/Highland Manor – AMP 0002** into an affordable family townhouse housing community. The project will be a mixed-financed development consisting of:

WCHA – Park Manor and Highland Manor – Demolition and Redevelopment

In 2024-2025, WCHA intends to continue developing a revised plan to demolish and redevelop Park Manor and Highland Manor in two (2) Phases:

Phase I –

- *Relocate 48 Units from Park Manor – which represents 6 Buildings.*
- *Demolish Units at Park Manor (6 Buildings – 8 Units / Building = 48 Units)*
- *Demolish Units at Highland Manor (2 Buildings – 20 Units and 16 Units = 36 Units)*
- *Build 34 Townhouse Units at Park Manor*
- *Build 16 Single Story or Townhouse Units at Highland Manor*
- ***Total 50 Units Created***

Phase II –

- *Relocate up to the remaining 36 Units from Park Manor into new thirty-four new units at Park Manor and if necessary 2 Units to Highland Manor*
- *Relocate up to 4 Units from Highland Manor into new units at Highland Manor.*
- *Demolish Remaining Units at Park Manor (5 Buildings - 36 Units)*
- *Demolish the Interior and exterior finishes of 4 Units at Highland Manor that need renovated.*
- *Build 16 Townhouse Units at Park Manor*
- *Renovate 4 Units at Highland Manor*
- ***Total 20 Units Created (16 New and 4 Units Renovated)***

Total Units Created and Preserved = 70 Units.

24. 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).

25. 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 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 the disposition is supported by 24CFR 970.17 (c) (a. Unit Obsolescence).

The WCHA entered into a negotiated option agreement with UniFirst Uniform Services – Pittsburgh to transfer the property in question upon demolition of the four 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 Unifirst Sales Agreement remains active through January 2026.

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

26. 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)

27. 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.

The WCHA – 2025-2026 Goal is to continue to evaluate, 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

DEVELOPMENT ID	DEVELOPMENT AMP	DEVELOPMENT NAME	NUMBER OF UNITS
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

The Authority, in 2025-2026, is planning to proceed with the following RAD Applications to HUD:

WCHA – RAD Conversion Phase 1 - Westgate Manor

WCHA in 2025-2026 is proposing to pursue a RAD Application for Westgate Manor as the WCHA first RAD Application for the conversion of Westgate Manor from Public Housing to a Section 8 Rental Subsidy Platform.

WCHA – RAD Conversion Phase 2 – Park Manor – Highland Manor

WCHA in 2025-2026 may pursue a RAD Application as part of a redevelopment strategy for Park Manor and Highland Manor – Phase 1. In addition, WCHA expects to pursue Pennsylvania Low Income Housing Tax Credits for the development.

28. 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 people 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 policies 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.

The 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 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

29. 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 use the following program:

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

Units with Approved Vacancies for Modernization

30. As Public Housing communities experience vacancies that exceed normal wear and standard occupancy preparation, said vacancies are classified for modernization.

Identified units are taken offline in the PIC system for the duration of the modernization - renovation construction period.

Other Capital Fund Grant Programs

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

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 do not exist. The supplemental grant is currently being developed for implementation in 2025.

WCHA secured an Emergency Safety and Security Grant in the amount of \$245,025.00. The Grant funding is allocated for the following safety improvements within housing units: FireAvert® – Gas/Electric Range Automatic Shutoffs and Microwave Automatic Shutoffs triggered upon activation of an audio smoke or carbon monoxide alarm. The supplemental grant is currently being developed for implementation in 2025.

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 the 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

32. 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.